







\*\*\*\* STONE BUILT COTTAGE IN  
HIGHLY REGARDED VILLAGE  
LOCATION \*\*\*\* COUNTRYSIDE  
VIEWS \*\*\*\* Abode are  
delighted to bring to the  
market this great opportunity  
to purchase a 3/4 bedroom  
property offering good size  
accommodation and a generous  
plot. In brief the property offers  
a hall with guest cloakroom,  
lounge and dining room, fitted  
kitchen with breakfast area.

Three/four bedrooms,  
bathroom with bath and a  
shower, gardens to the front  
and rear, single garage and  
parking. OFFERED FOR SALE  
WITH NO CHAIN.





## HALL

Entrance door into the hall with doors to -

## CLOAKROOM

Low flush wc

## KITCHEN

8'9" narrowing to 4'5" x 18'1"

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Plumbing and spaces for a washing machine and dishwasher, fitted oven and hob with extractor hood. Upvc double glazed windows, door to the dining room and open through to the breakfast area.

## BREAKFAST AREA

8'10 x 7'7

Upvc double glazed window and a door to the lounge.

## LOUNGE

16'4 x 11'5

Log burner, radiator, upvc double glazed window and a door to the dining room.

## DINING ROOM

Doors onto the garden, radiator and stairs to the first floor.

## FIRST FLOOR

Storage cupboard and doors to -

## BEDROOM I

11'11 x 12'9

Upvc double glazed windows with views over the garden and countryside, radiator and fitted wardrobes.



## BEDROOM 2

12'9 x 9'4

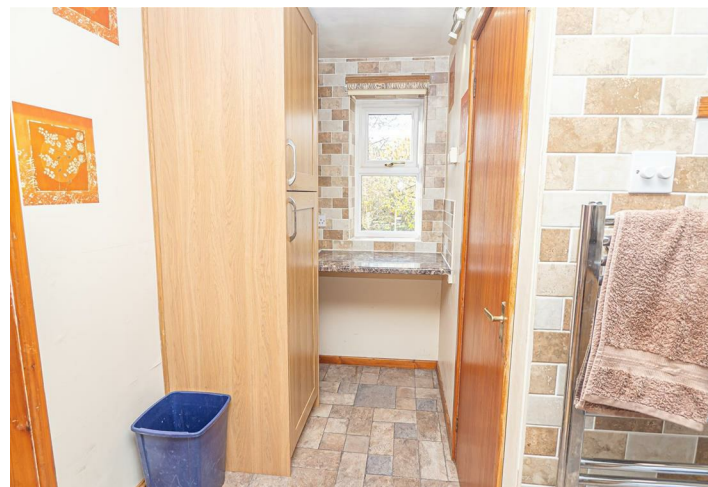
Fitted wardrobes, upvc double glazed window over looking the church, radiator and a wash hand basin.

## BEDROOM 3/OFFICE

Upvc double glazed window to the rear, radiator and stairs to the converted loft.











### **BATHROOM**

Bath with central tap and an electric shower, enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

### **SECOND FLOOR LANDING ROOM**

10'0 x 7'6

Storage cupboard, eaves storage cupboards, sky light window and door to -

### **ATTIC ROOM/BEDROOM 4**

15'1 x 10'0

Radiator, storage into both sides of the eaves, two skylight windows.



### **OUTSIDE**

To the front of the property there is a private parking and a garden area. Further communal parking and gated access into the garden. Patio area, lawn with mature plants, gardens shed and countryside views.

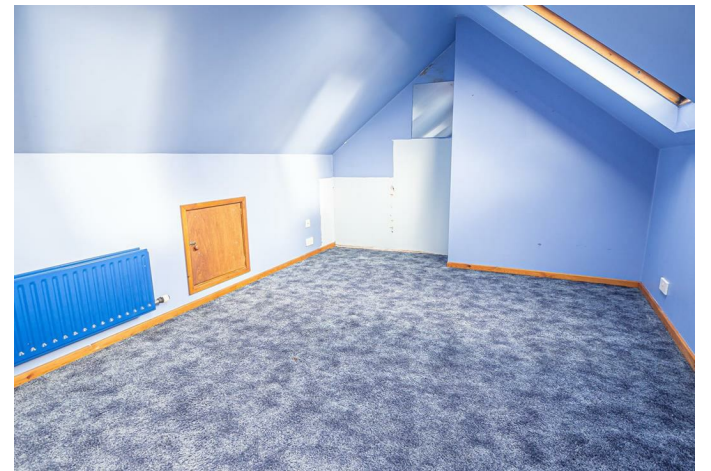
### **GARAGE**

16'2 x 9'2

with roof storage.



















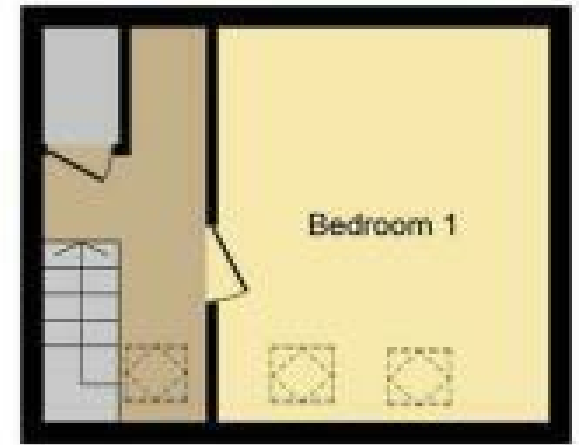




**Ground Floor**

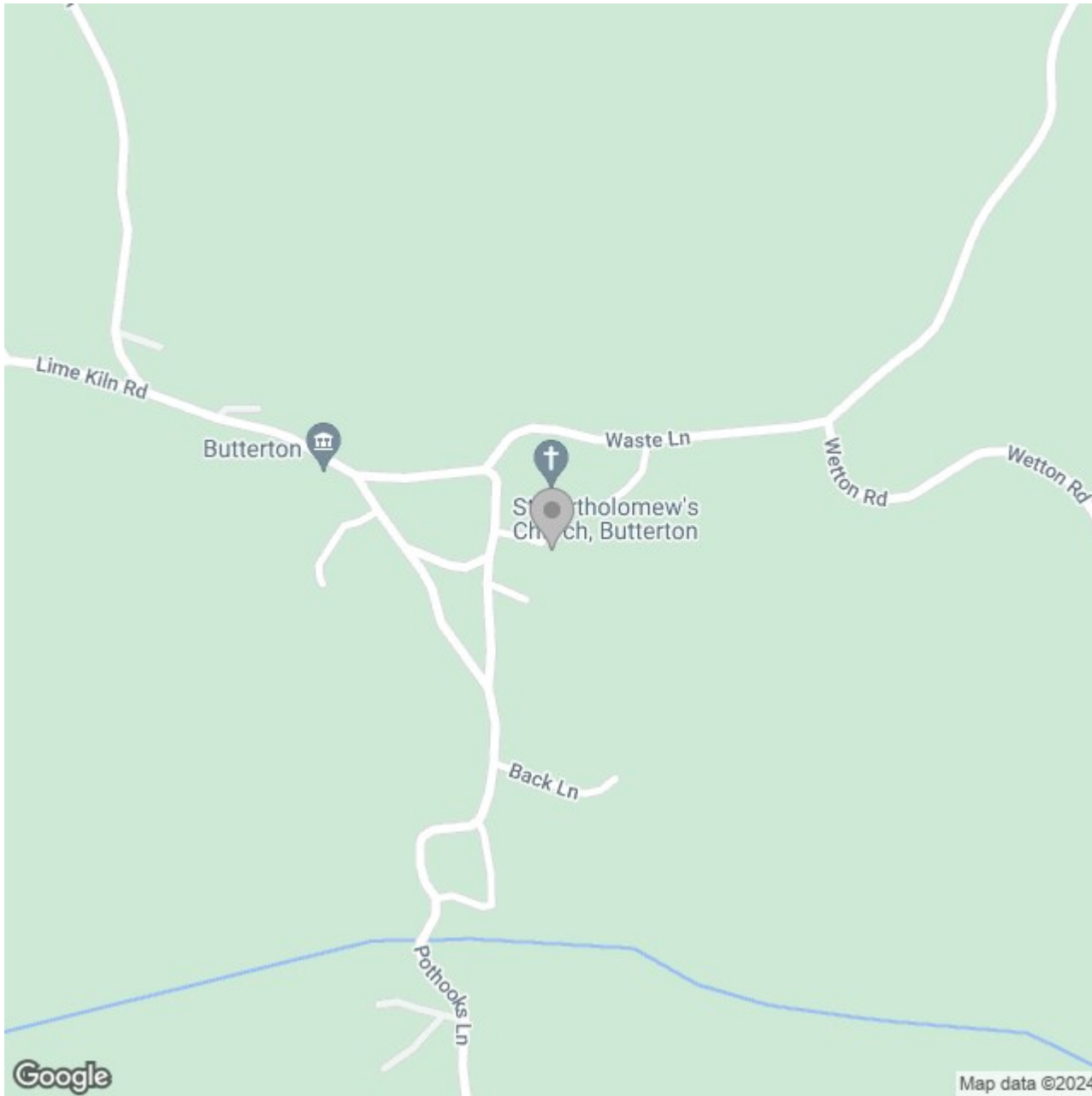


**First Floor**



**Second Floor**





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>51</b>	<b>66</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	