





Presenting a charming four bedroom home located in a rural village, conveniently positioned for easy access to local amenities and transportation options. This exquisite property showcases delightful character elements including exposed beams throughout the two reception rooms, a spacious kitchen diner with tasteful fitted units, and four generously sized bedrooms. The master bedroom boasts the added luxury of an en-suite shower room, while a four piece family bathroom enhances the overall appeal. The dwelling further offers a substantial front garden with an adjacent driveway. We highly recommend arranging a viewing, through appointment only.



Entrance Hall:

The entrance hall features tiled flooring, a central heating radiator, stairs leading to the first floor, and doors leading to:

Dining Room:

The dining room includes a central heating radiator, tiled flooring, an inglenook fireplace with a recess for an AGA, an under stairs storage cupboard, a double glazed window to the front, and doors leading to:

Utility Room:

The utility room has a selection of base units, space for a washing machine, a single bowl sink with individual hot and cold taps and a drainer, a double glazed window to the rear, and a door leading to:

WC/Cloaks:

The WC/cloaks area consists of a wash hand basin with individual hot and cold taps, a low-level WC, and tiled flooring.

Kitchen Diner:

The kitchen diner offers a selection of matching wall and base units with a straight edge preparation work surface, a Belfast style sink with a mixer tap, a selection of drawers, space for a cooker, fridge freezer, and dishwasher, recessed spotlighting, double glazed UPVC French doors, and a double glazed UPVC window to the side, as well as a door leading out to the patio.

Lounge

With double glazed window to the front elevation,



central heating radiator, log burning stove recessed into a brick surround fire place with stone hearth.

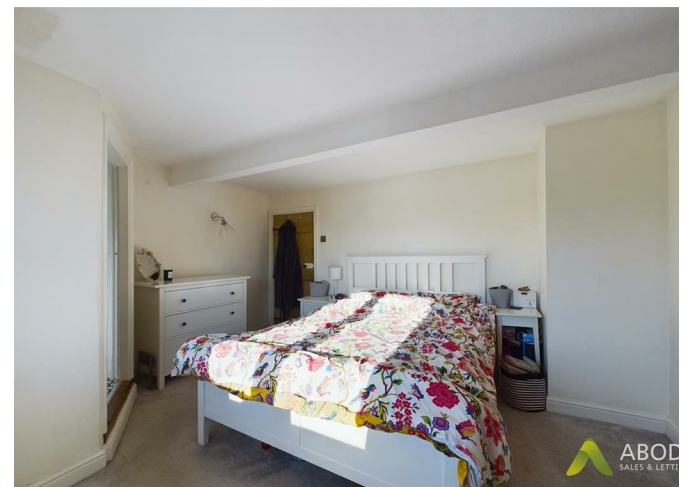
First Floor Landing:

The first floor landing includes a central heating radiator, a window to the rear, and doors leading to:

Master Bedroom:

The master bedroom features a central heating radiator, a built-in wardrobe, and a double glazed UPVC window to the front.







En-suite Shower Room:

The en-suite shower room consists of a three-piece suite comprising a low-level WC, a wash hand basin, a shower cubicle with a shower over, and a double glazed window to the front.

Bedroom Two:

Bedroom two is equipped with a central heating radiator and a double glazed UPVC window to the front.

Bedroom Three:

In bedroom three, there is a central heating radiator, built-in wardrobes, and a double glazed window to the front.

Bedroom Four:

Bedroom four offers a central heating radiator and a double glazed UPVC window to the rear.

Family Bathroom:

The family bathroom features a four-piece suite, including a low-level WC, a wash hand basin, a shower cubicle with a glass door, a roll-top freestanding bath with a mixer tap and handset, a heated ladder towel rail, and a double glazed window to the side.

Attic

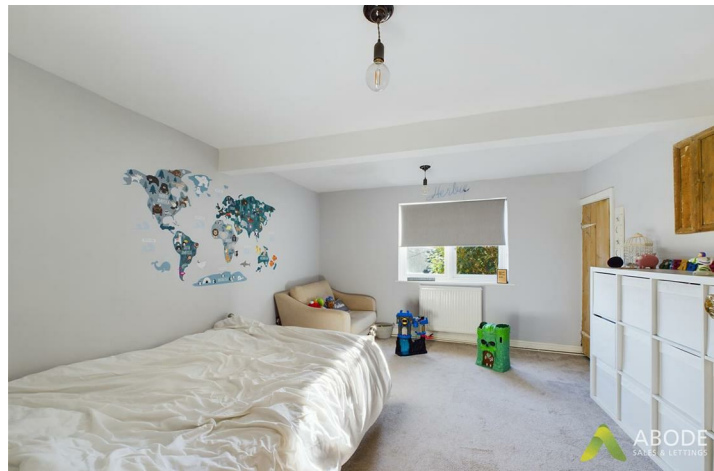
The attic is currently accessed via a stair case, and is of a generous size, split into two parts. Subject to relevant permission and regulations, this could create further accommodation.

Outside:

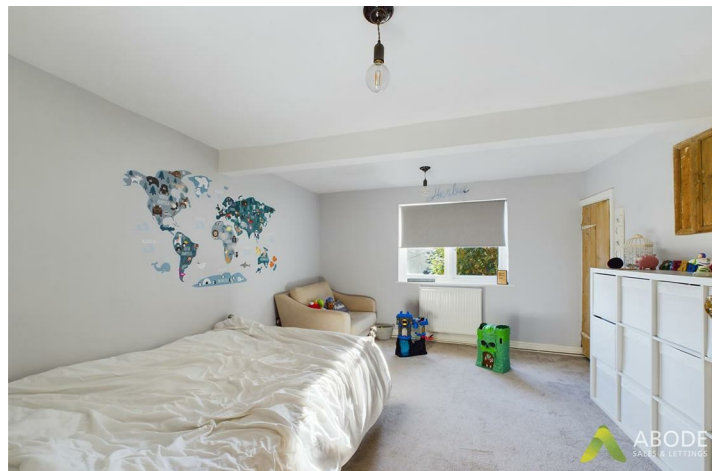
The front elevation of the property presents a large laid-to-lawn garden with an adjacent driveway leading to the front entrance door and carport which has electrical

sockets installed. The rear elevation offers a low-maintenance garden with a block-paved patio area ideal for seating, an enclosed laid-to-lawn garden, and access to the carport.







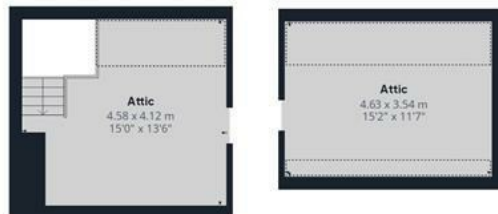




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

202.3 m²
2177.57 ft²

Reduced headroom

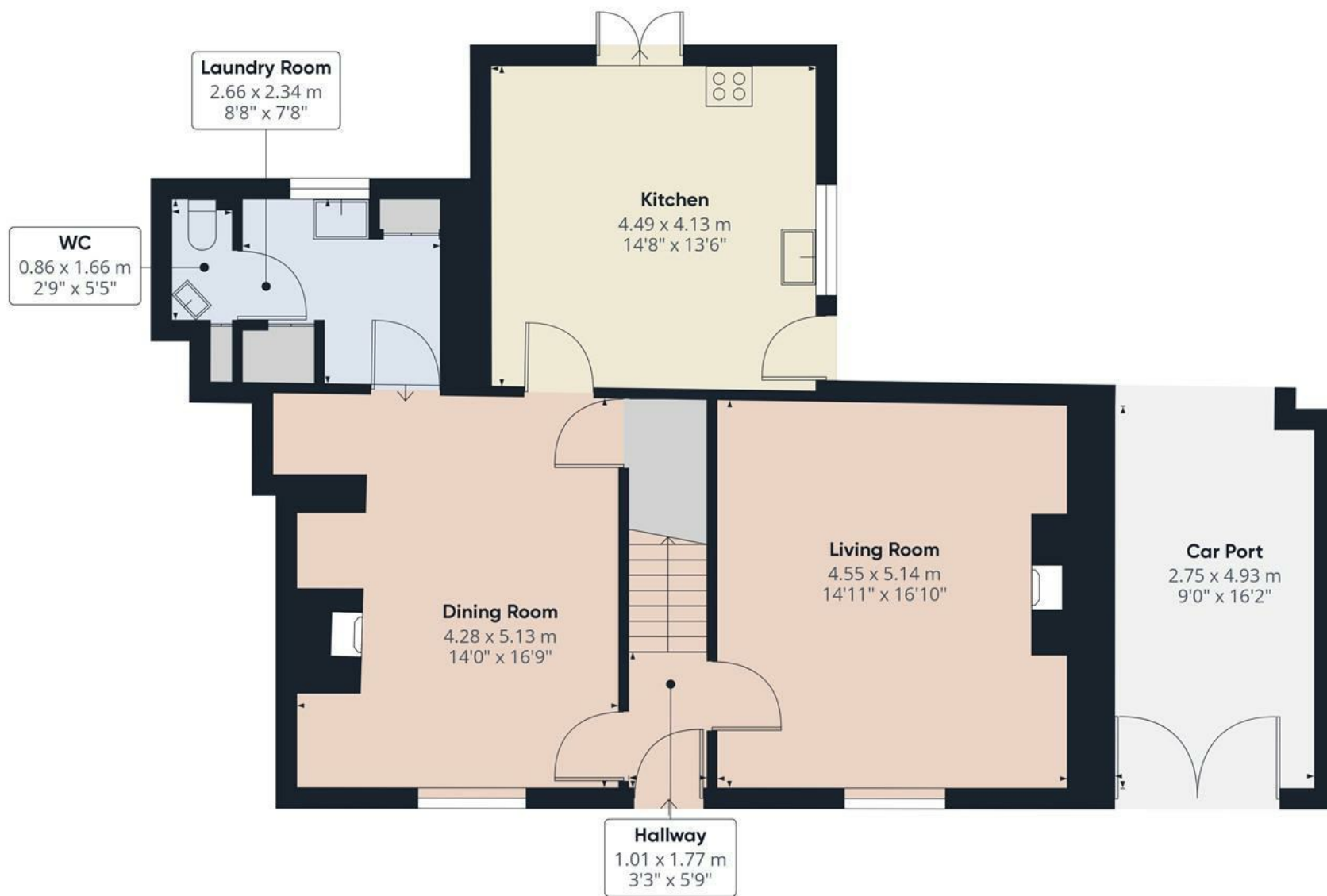
8.91 m²
95.93 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾

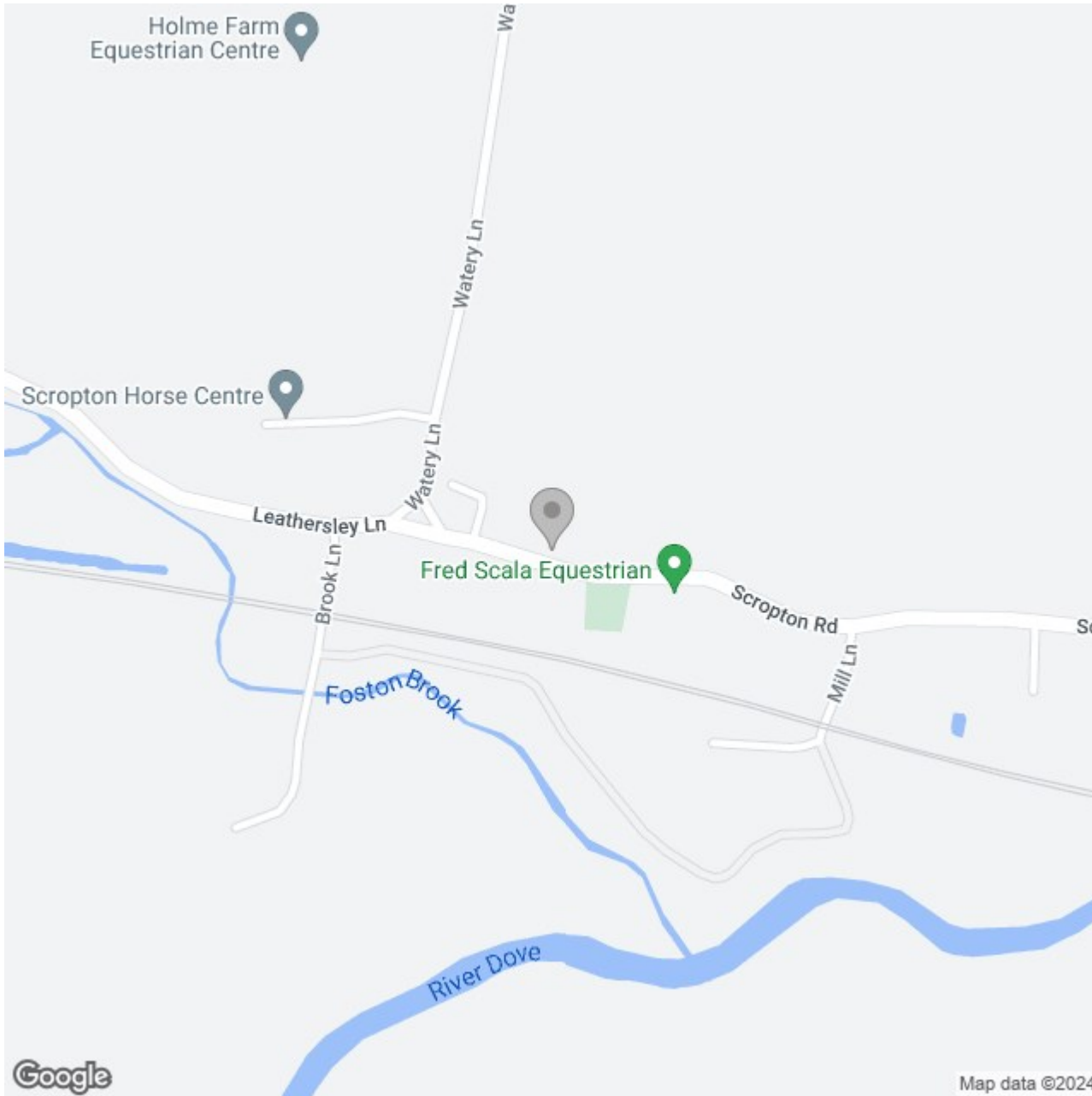
91.94 m²
989.62 ft²

Excluding balconies and terraces.

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Floor 0



Energy Efficiency Rating

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