





Nestled on the outskirts of open countryside, this impeccably presented home. Boasting a tasteful blend of traditional charm and modern comforts, this delightful property has been thoughtfully extended and refurbished to an exceptional standard.

Upon entry, a welcoming hallway adorned with half paneling sets the tone for the elegance that awaits within. The cozy lounge beckons with its inviting ambiance, featuring an open fire framed by bespoke fitted cabinets, adding both character and functionality to the space. The heart of the home, a fitted dining kitchen, with French doors seamlessly connecting indoor and outdoor living.

Ascending to the first floor, discover a tranquil sanctuary comprising three bedrooms. The principal bedroom boasting a charming window seat and bespoke fitted wardrobes. Additional accommodation includes a generously sized double bedroom overlooking the rear garden, alongside a thoughtfully appointed single bedroom, complete with fitted wardrobe and shelving. A well-appointed family bathroom completes the upper level, providing a haven for relaxation and rejuvenation.

Outside, the property impresses with its ample parking space provided by a convenient driveway, complemented by a verdant lawn for added curb appeal. A practical storage area, accessible via timber doors, offers ideal space for storing outdoor essentials such as bicycles and lawnmowers. To the rear, a versatile space awaits, comprising a guest cloakroom and a study/utility area, catering to the demands of modern living and providing a serene backdrop for remote work. The expansive garden, featuring a sizable lawn and two patio areas, invites al fresco dining, leisurely strolls, and moments of tranquility amidst nature's embrace.



HALLWAY

With stairs off to first floor, period style radiator, panelling to walls, useful under stair storage cupboard and doors lead off to:

LOUNGE

With a bay window overlooking the front garden, oak effect flooring, period style radiators and the focal point of the room being the period style fire place with cast iron open fire inset and bespoke units to either side of the chimney breast with oak shelving, built in five speaker surround system and lighting.

KITCHEN DINER

Having French doors and window overlooking the rear garden, tile flooring with under floor heating. The fitted kitchen has a range of built in cupboards and drawers with complimentary wall mounted units over. Oak work tops with upstands, stainless steel sink with mixer tap over, four ring gas hob with stainless steel splash-back and extractor hood over. Further integrated appliances include double oven, dishwasher and fridge/freezer. Built in two speaker surround system.

LANDING

Having window to the side aspect and all doors leading off

MASTER BEDROOM

With bay window to the front elevation fitted window seat providing storage, radiator. There is an original ornamental fireplace with tiled hearth and a range of built in wardrobes, shelving and overhead storage cupboards.



SECOND BEDROOM

With window to rear overlooking countryside views, loft access and period style radiator.

BEDROOM THREE

With window to the front elevation, period style radiator and is fitted with a single bed with two storage drawers beneath, headboard with hidden toy storage and floating shelves above, wardrobe with double height hanging and overhead storage cupboards, fitted desk with double storage cabinet beneath and shelving above.







FAMILY BATHROOM

With window to rear elevation the family bathroom has a period style radiator, shower bath with dual head shower over and glazed screen, range of built in furniture providing storage with built in w.c. and hand wash basin set within a oak worktop, fully tiled walls and flooring.

HOME OFFICE/UTILITY AREA

Fitted with a range of base cupboards and a larder unit. Plumbing and appliance space for a washing machine, tumble dryer and fridge freezer, period style radiator and a loft access point.

Honeywell eco system controlled by your phone

CLOAKROOM / WC

With a w.c., vanity unit with hand wash basin and period style radiator.

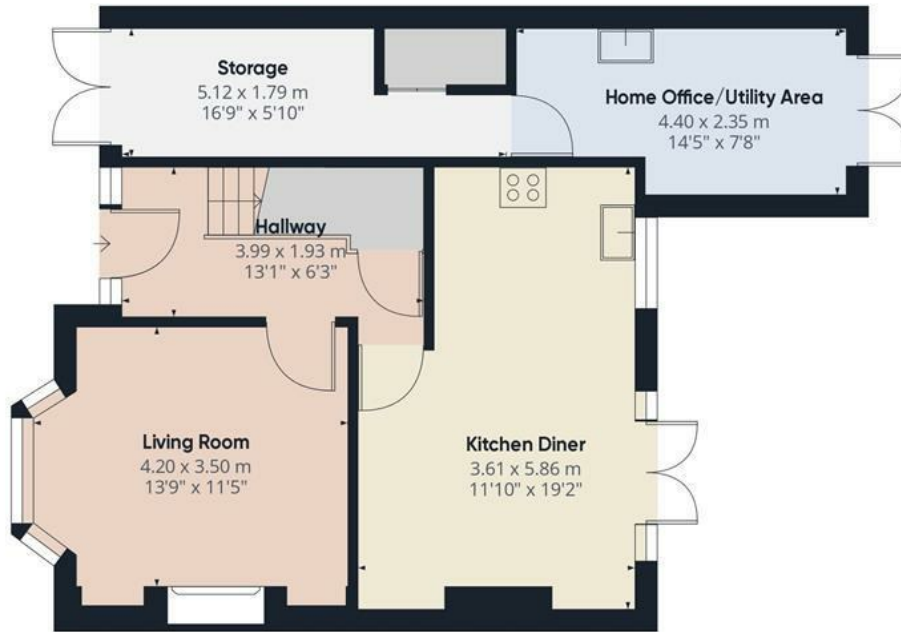
STORAGE

With double timber doors opening into the area with a mezzanine for further storage, power and light and power.









Floor 0



Floor 1

Approximate total area⁽¹⁾

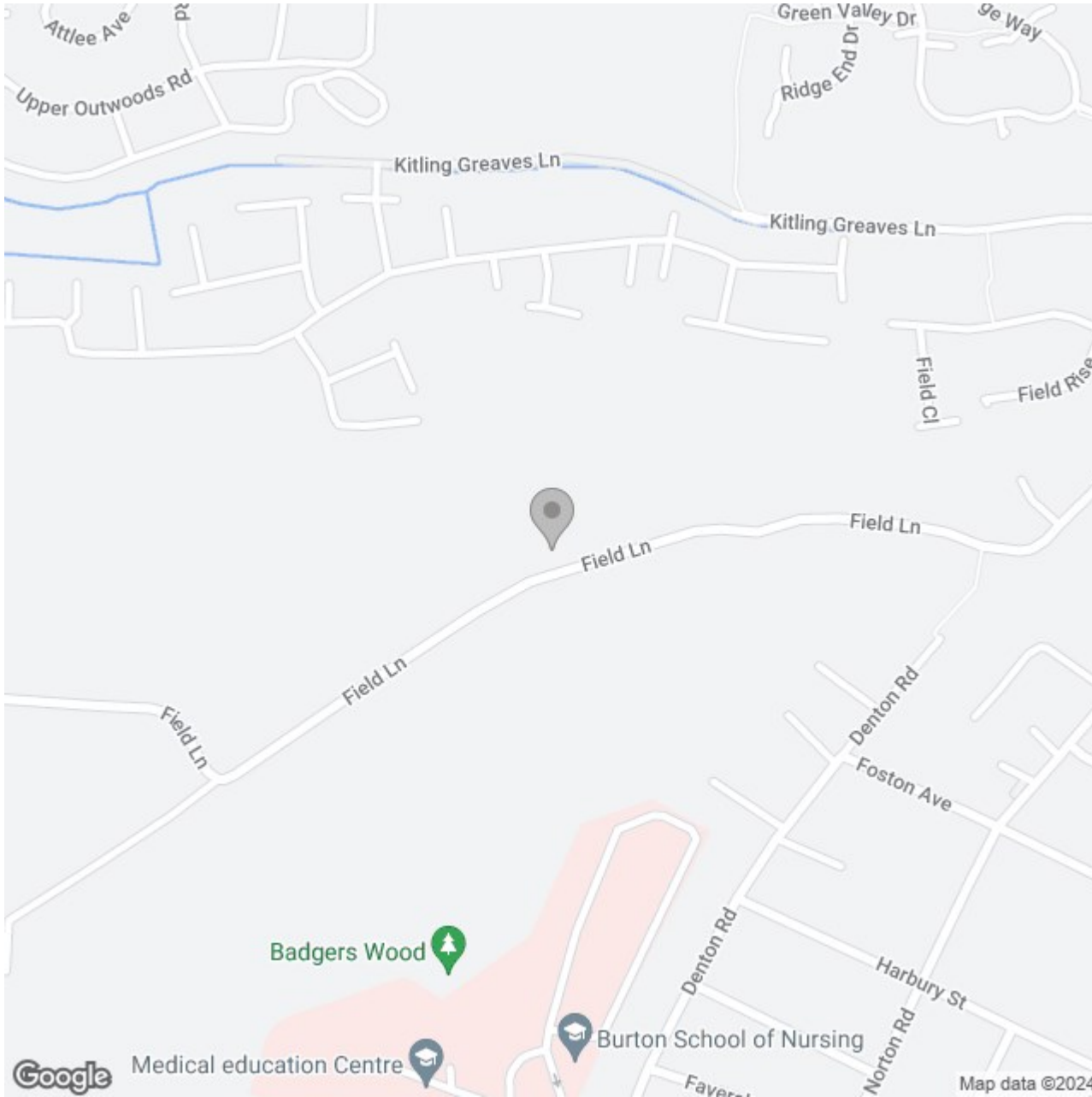
100.22 m²

1078.78 ft²


(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating

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