







**\*\*DETACHED ANNEXE\*\* \*\*OVER 2600 SQ FT\*\*** A beautifully appointed four bedroom detached home, with an immaculate detached ANNEXE, double detached garage and impressive extension. The property benefits from three reception rooms and an additional home study, extensive enclosed garden, driveway providing parking for multiple vehicles and four double bedrooms with the master having an impressive en-suite shower room. Viewing is highly recommended strictly via appointment only.





## Accommodation

### Main House:

#### Ground Floor:

Upon entering through the double-glazed door, the property opens into a welcoming lobby with quality oak flooring, spotlights, and double-glazed windows, setting a bright, inviting tone. This leads into an entrance hall featuring a staircase to the first floor, with coving to the ceiling, spotlights, a central heating radiator, and a double-glazed window offering light to the space. Just off the hall is a guest cloakroom with a corner wash basin, low-level WC, and an extractor vent.

The ground floor offers extensive living space, including an impressive reception room with a striking brick fireplace crowned with an oak mantle and inset Stovax log burner. Double-glazed windows on either side of the chimney, along with sliding patio doors to the rear, bathe the room in natural light, while oak bi-fold doors open to an additional reception area. This front reception room features a double-glazed window of the front aspect, creating a warm and cosy atmosphere.

A generously sized, fully fitted kitchen is equipped with medium oak effect cabinetry, rolled-edged surfaces, a stainless steel sink, and an array of integrated appliances including a gas hob with extractor, a fridge/freezer, and a double oven. An adjoining breakfast bar adds a practical touch, perfect for informal dining, while the nearby boiler keeps everything at an ideal temperature. Adjacent to the kitchen, a third reception room provides



flexible space, ideally suited for family time, with views to the garden through double-glazed windows and bi-fold doors that open out to the garden. A further door from the kitchen leads to the study which is ideal for working from home.

#### First Floor:

The first floor is accessed via a galleried landing, which provides a spacious and light-filled transition to the bedrooms. Coving, spotlights, a smoke alarm, and an airing cupboard with extensive shelving all add to its appeal. The











master bedroom overlooks the rear garden and boasts two built-in wardrobes. A luxurious en-suite shower room complements the main bedroom, featuring twin vanity units, an oversized shower enclosure with a Drenche shower, and chrome fittings.

The additional three bedrooms include a large double with dual aspect, while the third and fourth bedrooms each provide generous spaces, with the fourth having a built in wardrobe. A stylish family bathroom, complete with a panelled bath with overhead Drenche shower, low-level WC, vanity wash basin, and ladder towel radiator, completes the first-floor accommodation.

#### Outside:

The property enjoys a driveway, offering ample parking with space for a caravan or motorhome. This leads to a detached building comprising a large double garage and utility area. The landscaped rear garden is designed for both relaxation and recreation, with a spacious flagged patio, an artificial lawn bordered by mature shrubs, and two additional paved seating areas. At the far end, a sizeable summerhouse provides an excellent outdoor retreat or workshop, while an external water supply enhances functionality.

#### Annexe (above the double garage)

##### Accommodation:

A separate entrance leads into a welcoming hall, fitted with a full-height storage cupboard and electric panel heating. Stairs ascend to the first-floor accommodation, where an open-plan living and kitchen area awaits. This bright space is illuminated by Velux roof lights with integrated blinds and spotlights. The kitchen area is stylishly equipped with gloss cabinetry, marble effect

surfaces, an electric hob, and an enamel sink, offering both practicality and charm.

A well-proportioned bedroom with built-in wardrobes and drawers is positioned at the front, with a separate shower room nearby. Featuring a Drenche shower, vanity wash basin, and a WC with concealed cistern, the shower room is elegantly finished with modern fittings and a chrome towel radiator, completing this versatile and self-contained annexe accommodation.























Approximate total area<sup>(1)</sup>

244.74 m<sup>2</sup>  
2634.36 ft<sup>2</sup>

Reduced headroom

10.35 m<sup>2</sup>  
111.37 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

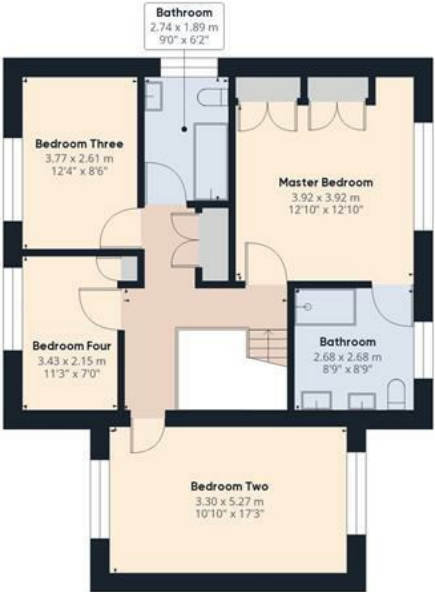
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2





**Approximate total area<sup>(1)</sup>**

104.27 m<sup>2</sup>

1122.35 ft<sup>2</sup>

**Reduced headroom**

0.94 m<sup>2</sup>

10.14 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

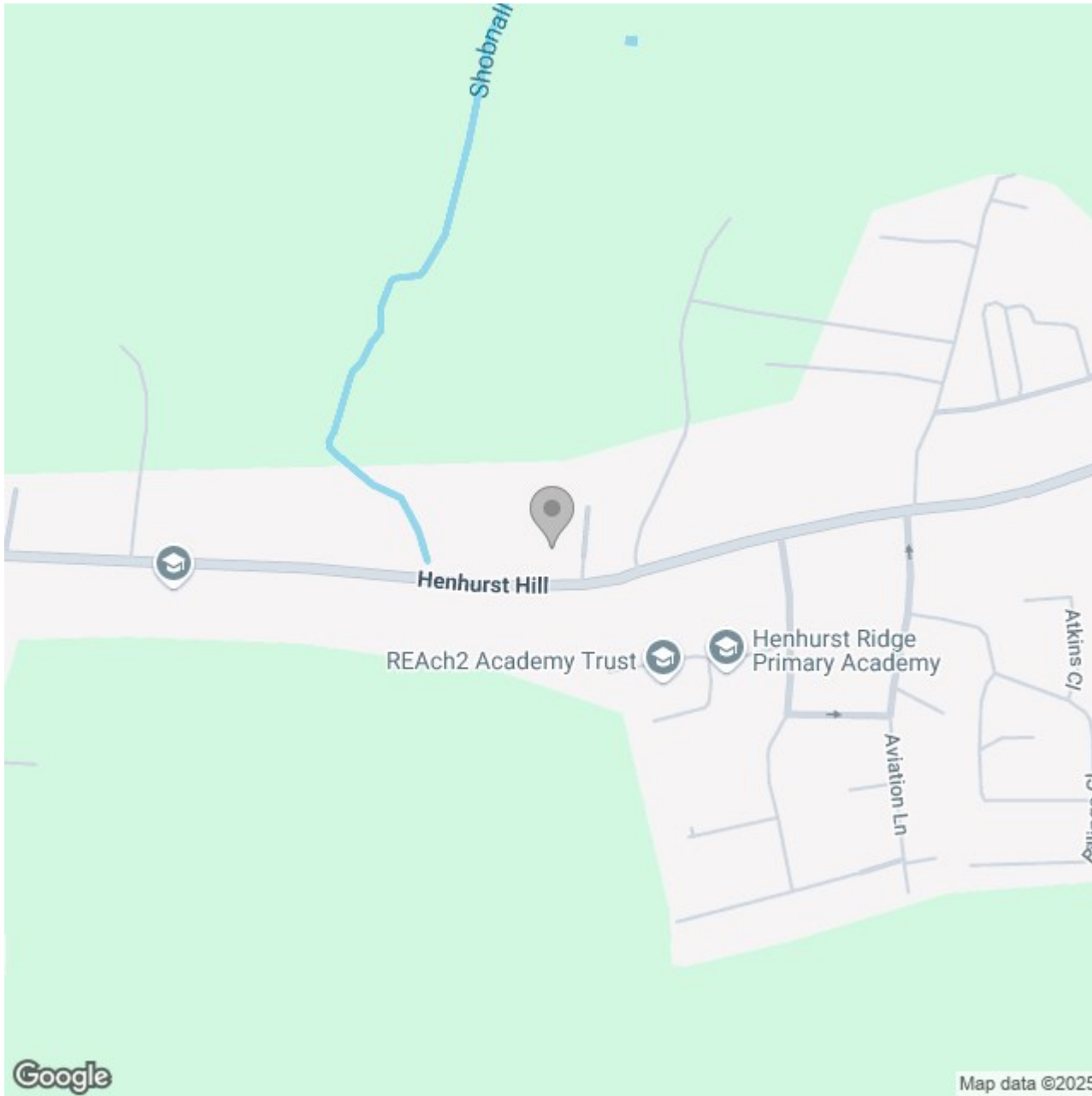
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 