



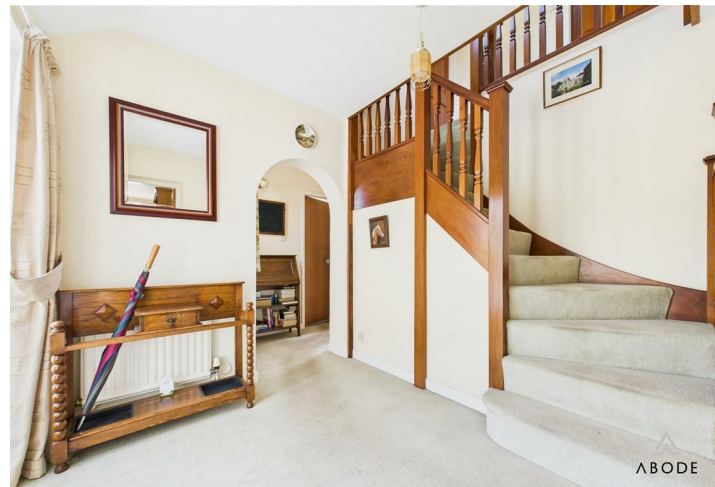


A delightful and deceptively spacious four-bedroom village home, set within extensive gardens and enjoying open countryside views towards Wootton. The plot extends to circa 0.27 acre (not verified).

Offering versatile and well-proportioned accommodation across two floors, the property features multiple reception rooms, a farmhouse-style kitchen, conservatory, ground floor bedroom and dining room/bedroom and two bathrooms.

Outside, there is generous parking, a substantial garage/workshop, useful outbuildings, and beautifully stocked gardens with patio areas and greenhouses. Double glazed and oil-fired centrally heated throughout, this charming home is perfect for professional couples, growing families, or those seeking a peaceful rural lifestyle.

Available for sale with no upward chain and vacant possession.



ABODE
SALES & LETTINGS

Entrance Hallway

A welcoming UPVC double glazed frosted entry door opens into the hallway, with balustrade staircase rising to the first floor, central heating radiator, smoke alarm, useful understairs storage cupboard, additional UPVC double glazed window to the front elevation, television point, and doors leading to:

Kitchen/Diner

A bright and spacious kitchen diner with UPVC double glazed windows to both the front and side elevations. The kitchen is fitted with a comprehensive range of matching base and wall units with granite worktops and complementary tiled splashbacks. Integrated appliances include a four-ring Rangemaster cooker with oven, grill, and warming plate, plus a double stainless steel sink with mixer tap. There is space and plumbing for under-counter white goods, central heating radiator, TV aerial point, and a meter cupboard housing the consumer unit and electric meter. Internal UPVC French doors open to:

Conservatory

Enjoying views of the garden, this generous conservatory features UPVC double glazed windows to the side and rear elevations, a double-glazed glass roof, and three sets of French doors providing access to the rear garden.



Lounge

A spacious reception room with UPVC double glazed double doors opening onto the patio, flanked by matching window units. The focal point is an electric fireplace with mantle and hearth, complemented by a central heating radiator, TV aerial point, and smoke alarm.

Bedroom/Dining Room

With UPVC double glazed window to the side elevation and central heating radiator. A versatile space suitable as a formal dining room or secondary reception area.







Bedroom Three

A flexible ground floor room, currently used as a study but equally suitable as a bedroom. Featuring UPVC double glazed windows to the front and side elevations, central heating radiator, telephone point, and built-in mirrored wardrobes with hanging rails and shelving.

Bathroom

A modern ground floor shower room comprising a low-level WC, wash hand basin, and corner shower cubicle with electric shower. Finished with complementary tiled walls and flooring, UPVC frosted window to the side elevation, heated towel radiator, and extractor fan.



Landing

With UPVC double glazed window to the side elevation, ceiling spotlights, and doors leading to:

Bedroom One

With UPVC double glazed window to the side elevation, central heating radiator, ceiling spotlights, and built-in eaves storage. A door opens into a useful walk-in wardrobe with hanging rails and additional eaves storage.

Bedroom Two

A bright room with UPVC double glazed windows to the front and side elevations, TV aerial point, and access to eaves storage.

Family Bathroom

Fitted with a three-piece suite comprising low-level WC, wash hand basin, and bath unit with complementary tiled surrounds. With central heating radiator and UPVC frosted window to the side elevation.



Outside

The property is approached via a generous driveway offering extensive parking and turning space, leading to a large block-built garage/workshop with up-and-over door, power, and lighting. A side pedestrian door provides additional access.

Double wrought-iron gates open to the rear garden, which features extensive lawns, an elevated paved patio terrace, and a good-sized timber garden store/workshop. Additional features include three aluminium-framed greenhouses and a rendered brick-and-tile outbuilding, comprising:

Boiler House/Utility Room – housing the free-standing oil-fired Worcester boiler for hot water and central heating, fitted with stainless steel sink, base cupboards, and space for a washing machine.

Gardener's WC – fitted with a low-flush suite.

The rear garden directly adjoins and overlooks open agricultural land, offering delightful countryside views towards Wootton.

Services

Mains water and electricity are connected. Drainage is via a shared private tank system. The property benefits from oil-fired central heating.





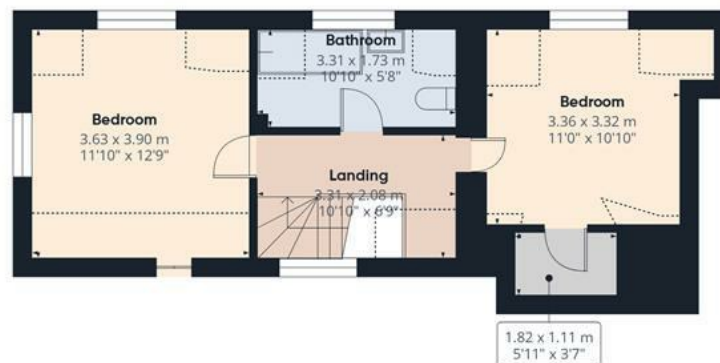








Floor 0 Building 1



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Approximate total area^m

137.7 m²

1483 ft²

Reduced headroom

8.4 m²

91 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Garage
5.52 x 4.57 m
18'1" x 15'0"

Approximate total area⁽¹⁾

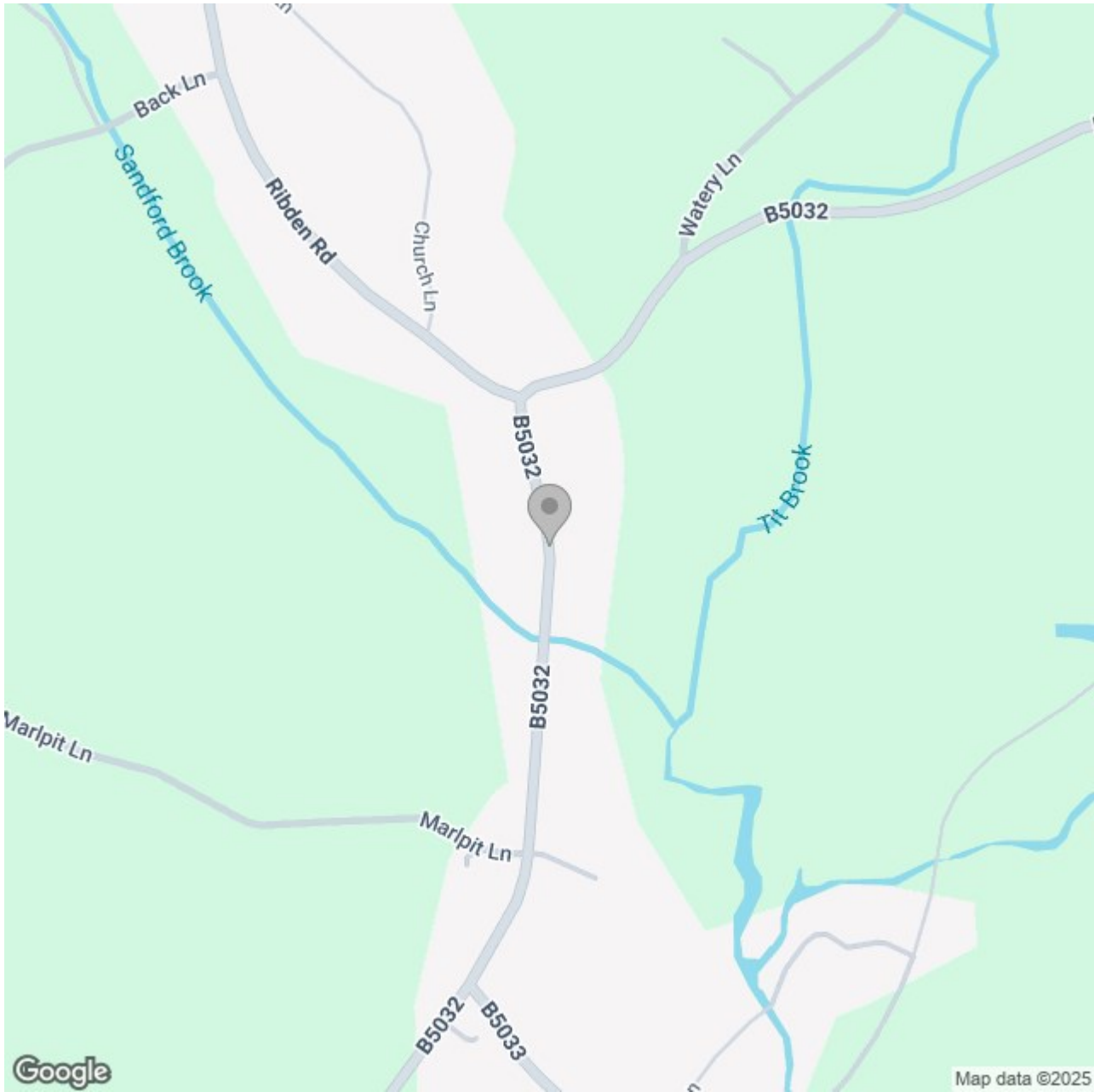
25.1 m²
270 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	