







## Semi-Detached Victorian Cottage in Rural Setting

This attractive Victorian cottage offers well-proportioned living space across three floors, including two bedrooms and a versatile top-floor master suite. The property features two reception rooms, a kitchen, utility, cloakroom, and study/playroom, with a family bathroom to the first floor.

Outside, the home benefits from a secluded rear garden, off-road parking for multiple vehicles, a single garage, and a garden room with potential for conversion into a home office or additional living space.

Located in a quiet village setting with countryside views, the property is within walking distance of local amenities and falls within the catchment area for highly regarded schools. Convenient transport links and leisure facilities are also easily accessible.





## Ground Floor

The front door opens into a porch, leading through to the entrance hall with stairs to the first floor.

There are two well-sized reception rooms: a front-facing sitting room with feature fireplace, and a dining room with wood-burning stove and access to under-stairs storage.

The kitchen is fitted with a range of units and has space for appliances, with access through to a study/playroom.

A rear hall connects the kitchen to the garden and leads to a utility room with further appliance space, and a cloakroom with WC and wash basin.

## First Floor

Stairs lead to the landing, where doors open into two well-proportioned bedrooms, both enjoying dual aspect windows and countryside views. The family bathroom includes a bath, separate shower, WC, and wash basin.

## Second Floor

A second staircase leads to a spacious master bedroom, home office, or additional living space. The room includes built-in storage, a side window with countryside views, and a skylight for added natural light.

## Outside

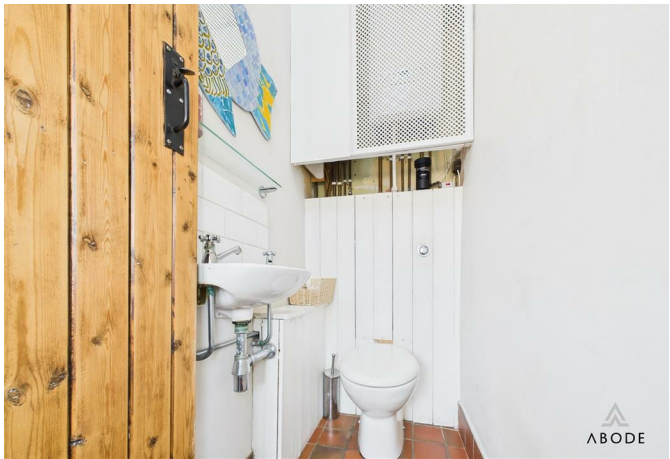
The property sits back from the road with a generous front driveway providing parking for three to four vehicles, along with access to a single garage. A gated path leads to the rear garden, with mature planting offering privacy at the front.



The rear garden is enclosed and low-maintenance, with paved seating areas, lawn, and planted borders. A garden room with French doors offers flexible use as an outdoor entertaining space or potential home office.
















### 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>		<b>78</b>
(55-68) <b>D</b>	<b>58</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 	





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3

**Approximate total area<sup>(1)</sup>**  
138.6 m<sup>2</sup>  
1493 ft<sup>2</sup>  
**Reduced headroom**  
5.2 m<sup>2</sup>  
56 ft<sup>2</sup>

(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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