





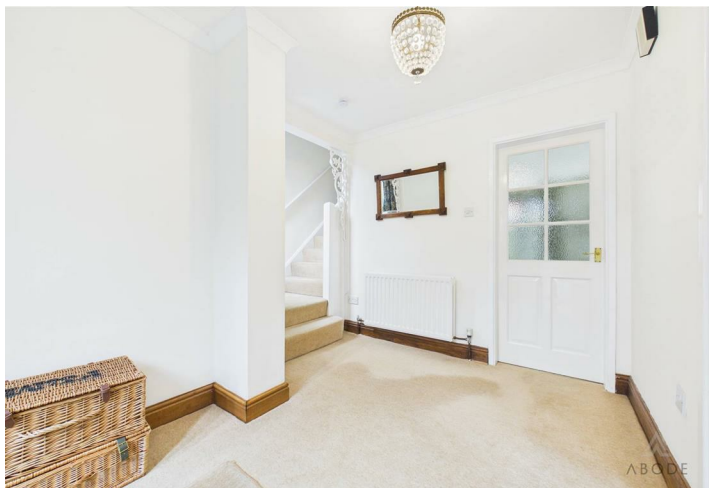
Offered to the market with no onward chain and vacant possession, this well-proportioned family home enjoys a particularly secluded position along Jacks Lane, benefiting from delightful rural outlooks across the property's own gardens, land and the playing fields beyond.

Despite its peaceful setting, the home remains situated in the heart of the village of Marchington, providing the perfect balance between countryside surroundings and convenient village living. Internally, the property offers generous and versatile accommodation, including several reception areas that can easily adapt to modern family life—ideal for both everyday living and entertaining.

Externally, the spacious gardens provide a wonderful environment for children and the whole family to enjoy, while the open views to the rear create a sense of space and tranquillity rarely found so close to the centre of the village.

Overall, this is an excellent opportunity to acquire a well-located family home with superb outlooks and significant potential, ready for immediate occupation.

Viewings are strictly by appointment only.



Lounge

A light and inviting reception room featuring a UPVC double-glazed window to the front elevation and a full-height double-glazed window to the side, allowing plenty of natural light to fill the space. A focal point fireplace with an attractive oak timber mantel and stone surround provides a cosy centrepiece, complemented by a central heating radiator and TV aerial point. An open aspect leads seamlessly into the dining area.

Dining Area

Overlooking the gardens via a UPVC double-glazed window to the side elevation, this pleasant dining space is ideal for both everyday meals and entertaining. The room also benefits from a useful built-in storage cupboard and an internal door providing access to the kitchen.







Kitchen

Positioned to the rear of the property with a UPVC double-glazed window overlooking the garden, the kitchen is fitted with a range of matching base and eye-level cupboards and drawers set beneath granite-effect roll-top work surfaces. Integrated appliances include a 1½ bowl stainless steel sink and drainer with mixer tap, four-ring electric hob with oven and grill, along with plumbing and space for additional freestanding or under-counter appliances. A smoke alarm is fitted, and the room is further enhanced by a charming Aga (oil fired), creating a wonderful focal point and traditional feel.

Leading from the kitchen is a practical pantry, featuring a UPVC double-glazed frosted window to the rear and fitted shelving, offering excellent additional storage for food and household items. An internal door leads through to the dining room.

Breakfast Room

A versatile reception room that can comfortably function as either a formal dining space or an additional sitting room. The room includes a central heating radiator, TV aerial point, smoke alarm and the electrical consumer unit. UPVC double-glazed doors open onto the rear patio, creating a perfect setting for breakfast or morning coffee while enjoying views of the garden.

Rear Porch

With tiled flooring throughout, the rear porch provides a practical entrance area. A UPVC double-glazed frosted door opens onto the patio. An internal door provides access to the ground floor shower room.

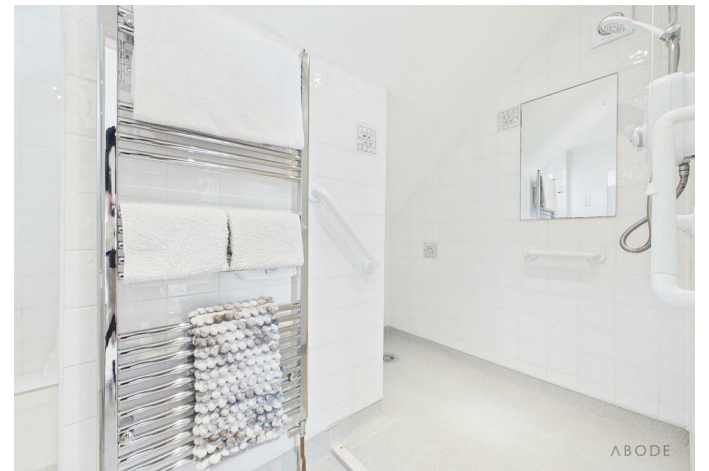
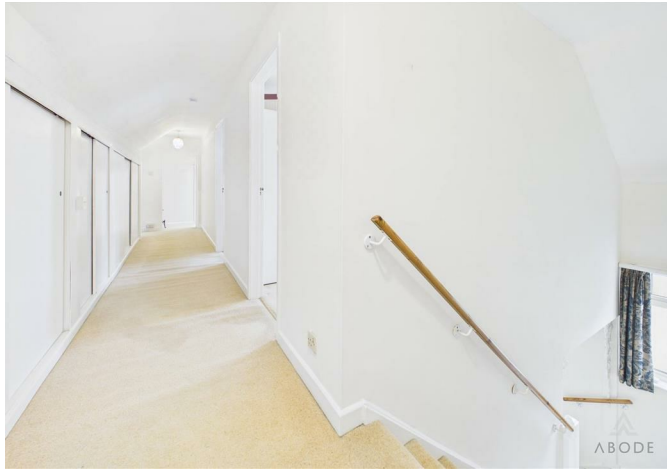
Ground Floor Shower Room

Fitted with two UPVC double-glazed frosted windows to the front and rear elevations, this well-appointed shower room comprises a three-piece suite including a low-level WC, pedestal wash hand basin with mixer tap and corner shower cubicle with electric shower and complementary wall tiling. A heated towel radiator is installed, along with space for freestanding appliances, making the room ideal for utility use if required.

Landing

The first-floor landing benefits from two smoke alarms and a range of built-in eaves storage cupboards with sliding doors and shelving, one of which houses the hot water immersion tank. A further cloaks cupboard with hanging rail and shelving provides additional storage. Internal doors lead to all first-floor accommodation.





Bedroom One

A spacious principal bedroom enjoying dual-aspect views to both the front and side elevations through two UPVC double-glazed windows. The room also benefits from a central heating radiator and ceiling spotlights. Double internal doors lead through to the en-suite.

En-suite

Comprising a modern three-piece shower suite with wet-room style flooring and electric shower with complementary wall tiling. The room also includes a pedestal wash hand basin with mixer tap, low-level WC with continental flush, extractor fan and a UPVC double-glazed frosted window to the side elevation.

Bedroom Two

A comfortable double bedroom with a UPVC double-glazed window to the front elevation and central heating radiator.

Bedroom Three

Featuring a UPVC double-glazed window to the front elevation, central heating radiator and TV aerial point. Access to the loft space is available via a ceiling hatch.

Bedroom Four

Another well-proportioned bedroom with a UPVC double-glazed window to the front elevation and central heating radiator.

Family Bathroom

Fitted with a UPVC double-glazed frosted window to the side elevation and a four-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin, panelled bath with shower over and glass screen, and a bidet. Complementary wall tiling, extractor fan and central heating radiator complete the room.

Store Room

Located to the rear of the garage, this useful area offers a range of potential uses for a discerning buyer. Currently housing the gas fired central heating boiler, the space could easily serve as a study, hobby room, playroom or additional storage area. The room also benefits from access to loft space and a uPVC double glazed door with adjoining window providing access to the outside breakfast patio area.

Garage

With an up-and-over door to the front elevation, the garage benefits from lighting and power points and also features an internal door leading through to the rear lobby.





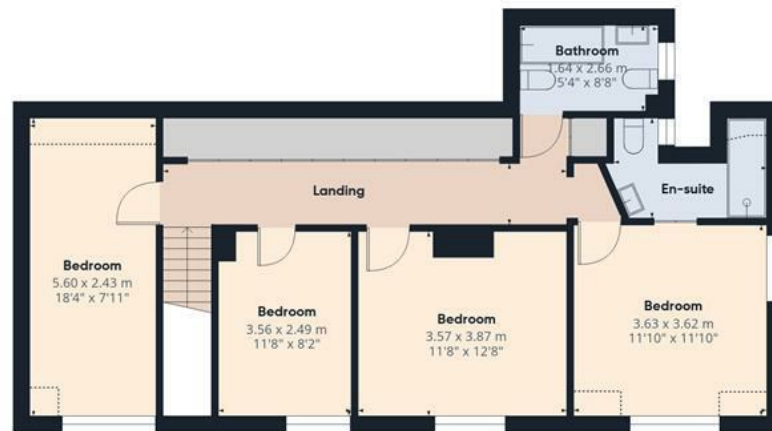








Floor 0



Floor 1

Approximate total area⁽¹⁾

182.5 m²

1965 ft²

Reduced headroom

3 m²

32 ft²

(1) Excluding balconies and terraces

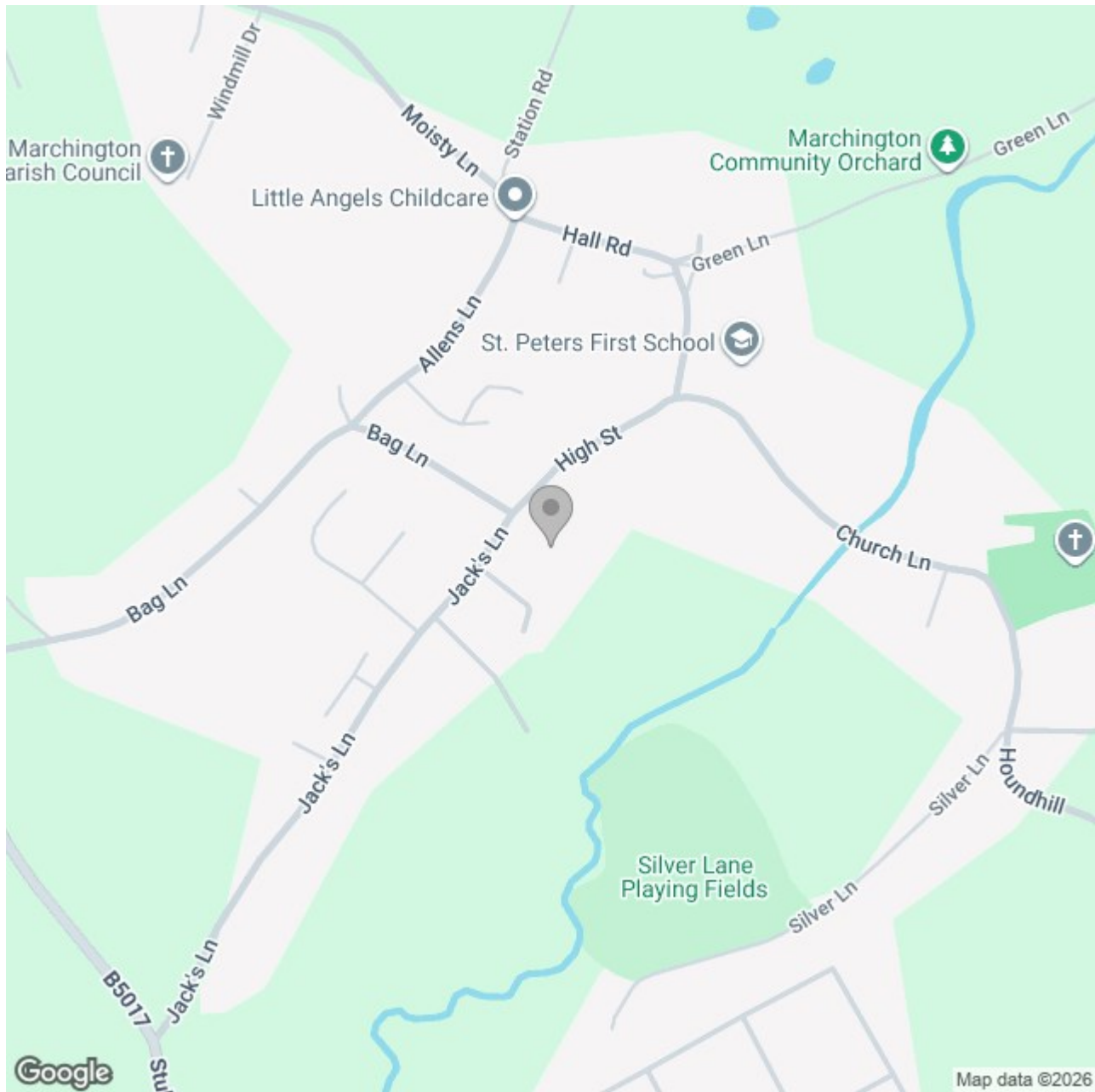
Reduced headroom

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.

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 