

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Total Area : 233 m sq / 2510 sq ft
 Garage Area: 35 m sq / 379 sq ft

Approximate Gross Internal Floor Area: 198 m sq / 2131 sq ft





Nestled in a totally secluded and quiet plot, it's hard to imagine that you are but a few hundred yards from the bustling town centre. With characteristics more akin to a substantial Edwardian residence, this handsome well-proportioned family home offers something quite different to many of its modern contemporaries. With its over-height ceilings throughout the property, broad and tall square bay windows, a welcoming reception hallway and a very large principal reception room, it captures the light in a way that delights the senses, evoking the same feelings that one would experience when viewing a property built a century earlier.

The property sits centrally in its gardens which has its distinct advantage capturing the sunshine as it wends its way from the front the to the rear. Enveloped by gardens along its boundaries, it is well enclosed so children can play safely.

Entering from the front, the layout of the house is nicely balanced with a bay-fronted sitting room to one side, extending the full depth of the property with French doors into the garden and a gas fireplace. On the other side of the reception hallway is a large dining room, once more with a large bay window. This adjoins immediately to a large kitchen at the back of the property which is well appointed with cupboard storage and cooking appliances, also accessible from the hallway. There is also a separate utility room, downstairs w.c. and a study on the ground floor. There are five bedrooms accessed from a galleried landing on the first floor. The master bedroom is substantially proportioned with fitted wardrobes and a full ensuite bathroom with a separate shower. There are four further bedrooms, with one benefitting from an adjoining



room which would make an ideal dressing room or nursery. The family bathroom also has a separate shower cubicle in addition the suite.

- Detached 5 bedroom house
- High ceilings & well proportioned
- Parking for multiple vehicles
- Oversize double garage
- Totally secluded gardens
- South easterly orientation
- 3 reception rooms
- 2 bathrooms
- Kitchen & utility room
- NO ONWARD CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(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	