



CHEVELEY PARK | CHEVELEY

Popular Location and Recently Refurnished

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Guide Price £450,000 Freehold

FEATURES

- High Specification Throughout with Bespoke Fitted Units
- In Excess of 1600 sq.ft
- Planning Permission Granted: 22/01402/FUL
- Peaceful Edge of Village Location
- Period Features & Three Double Bedrooms
- Council Tax Band D
- Oil Fired Central Heating

DESCRIPTION

A charming three-bedroom Edwardian home, approximately 400 years old and the original coach house of Cheveley park, positioned on the outskirts of the village. The property has very recently undergone an impressive and particularly high-spec renovation to now offer a wonderful blend of old and new with original features including high ceilings and fireplaces with now truly beautiful and contemporary fittings. The accommodation measures in excess of 1,600 sq.ft offering an entrance hall, lobby, kitchen, sitting room, two-bathrooms, a dressing room and three double sized bedrooms. Externally enjoying a rear courtyard garden.

Entrance Hall

This area has planning permission approved to improve and enhance. The planning reference is 22/01402/FUL.

Lobby

impressive room of the house with bespoke high-spec fitted storage and stone tiled floor.



ACCOMMODATION

Kitchen

Immaculately presented kitchen with bespoke fitted units and drawers with Italian marble worktops and an inset butler sink. Integrated appliances include a fridge-freezer, dishwasher, washing machine, hob and double oven. Stone tiled floor and French doors leading to the side aspect.

Sitting Room

Generous sized room with oak herringbone flooring, an inset wood-burning stove, window to side aspect and two set of French doors leading to the rear garden.

First Floor Landing

An original oval shaped window to side aspect.

Master Bedroom

Feature fireplace, an original oval shaped window to rear aspect.

En-suite

Extensively tiled and incredibly well-presented with a shower, vanity sink unit and WC.

Bedroom 3

Original oval shaped windows to side and rear aspects.

Bathroom

Generous size room with double sized vanity sink unit, corner bath, WC, bidet and window to side aspect.

Second Floor Landing

Velux window to side aspect.

Bedroom 2

Fitted wardrobe and windows to side and rear aspects.

Dressing Room

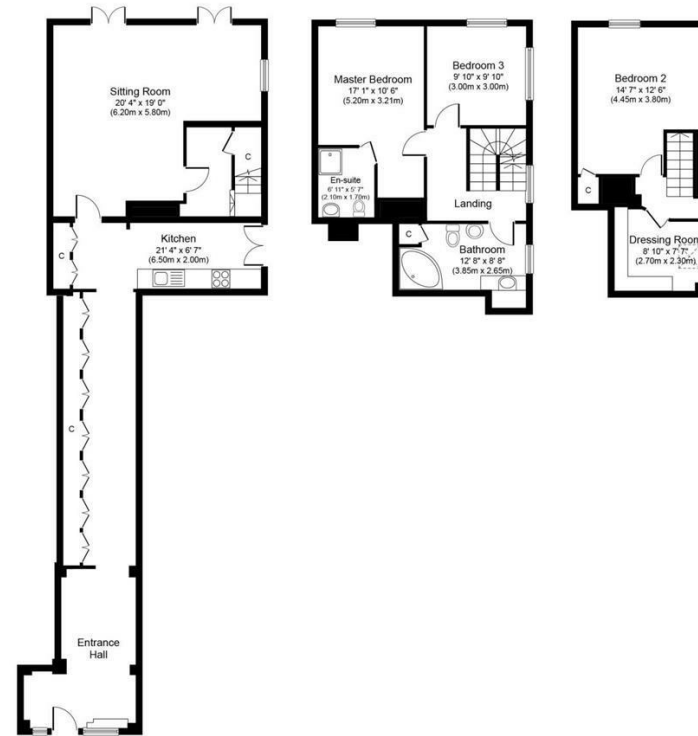
Bespoke fitted wardrobes and further storage and a Velux window to side aspect.







Bespoke Fitted Units and Generous Living Space



Ground Floor
Approximate Floor Area
854 sq. ft.
(79.4 sq. m.)

First Floor
Approximate Floor Area
493 sq. ft.
(45.8 sq. m.)

Second Floor
Approximate Floor Area
296 sq. ft.
(27.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO ₂ emissions				
England & Wales			EU Directive 2002/91/EC	