



Weston House Lutton, Lutton  
**£536,250 Freehold**

**Sharman  
Quinney**



# Key Features



- \*\*\*NO ONWARD CHAIN\*\*\*
- Modern kitchen/diner with built in appliances
- Driveway with parking for a number of vehicles
- Three bedroom detached character house
- Stables and kennels

This extended cottage offers plenty of indoor and outdoor space and has been refurbished to a very high standard. With plenty of stunning countryside walks and easy access to major transport links it really is ideal for families who want the village life and also able to commute easily. The property briefly comprises lounge, study/fourth bedroom, garden room, kitchen/diner, utility room, boot room, cloaks w/c. First floor landing, three bedrooms and family bathroom.

Outside there is a gated gravelled driveway that allows parking for a number of vehicles, 3 stables, feed room, 5 kennels and a good sized garden with patio area.





VIEWING STRICTLY BY APPOINTMENT ONLY!!

Lounge (14' 6" x 12' 5") 4.41m x 3.78m  
Study/fourth bedroom (12' 5" x 8' 5") 3.78m x 2.56m  
Garden room (20' 6" x 9' 9") 6.24m x 2.97m  
Kitchen/diner (28' 10" x 10' 3") 8.78m x 3.12m  
Utility room (6' 10" x 5' 3") 2.08m x 1.60m  
Boot room (12' 6" x 11' 8") 3.81m x 3.55m  
Bedroom one (12' 6" x 9' 11") 3.81m x 2.97m  
Bedroom two (12' 5" x 8' 5") 3.78m x 2.56m  
Bedroom three (11' 6" x 9' 2") 3.50m x 2.79m





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**01832 274567**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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