





Property Description

A beautiful character family home situated in a wonderful countryside location benefiting from electric gates giving access to private driveway. Briefly comprising of: reception hallway, guest cloakroom, lounge, dining room, breakfast kitchen, utility room, four bedrooms, en suite, family bathroom, garage and workshop, summerhouse/bar/office, courtyard and gardens.

Approach

Five bar gate leading to gravel driveway; lawned garden to the side; mature trees and shrubs, parking for multiple cars. Solid wood front door leads through to

Entrance Porch

Entrance porch with a solid wood door.

Entrance Hallway

Solid wood flooring with dog legged staircase rising to first floor, doors through to all rooms, radiator, ceiling down lighters, three uPVC double glazed windows to the front, storage cupboard housing combination boiler, open aspect through to landing on the first floor with open views.

Guest Cloakroom

Fitted with a white contemporary suite comprising low level wc; wash hand basin with mixer tap inset into vanity unit; ceramic tiling to half wall height; radiator.

Lounge

17' 6" x 17' 4" (5.33m x 5.28m)

Continuation of solid oak flooring, large uPVC double glazed window to the front, radiator, having inglenook feature fireplace with slate hearth and oak mantle with electric log burner, down lighters.

Dining Room

18' 4" x 17' 10" (5.59m x 5.44m)

uPVC double glazed windows to the front, bi-fold doors to the rear overlooking and leading to courtyard, radiator, electric log burner feature fire place, continuation of oak flooring, exposed ceiling beams, under stairs storage cupboard providing hanging and shelving space.

Kitchen

14' 11" x 9' 8" (4.55m x 2.95m)

Fitted with a range of Wren base and wall mounted units incorporating drawer units, with complimentary quartz work surfaces, double sink and drainer unit with mixer tap, built in appliances to include Bosch oven and grill, four ring gas hob with illuminated cooker hood above, dishwasher, built in wine cooler, space for American style fridge/freezer, ceramic tiled floor, uPVC double glazed windows to the rear, door through to:

Utility Room

14' 11" x 6' (4.55m x 1.83m)

Fitted with base and wall mounted units with space for further American style fridge freezer, space and plumbing for automatic washing machine and tumble dryer, Continuation of tiled flooring, Velux style window, external door leading through to courtyard.

First Floor Landing

Stairs leading to the first floor landing, to one side there is a storage cupboard with hanging and shelving space and double storage cupboard providing further hanging and shelving space. Hatch providing access to loft space, space for office area and doors through to rooms.

Master Bedroom

17' 8" x 16' 7" (5.38m x 5.05m)

Fitted with two double wardrobes providing hanging and shelving space, with additional storage cupboard adjacent. Velux style windows to the rear, uPVC double glazed windows to the front, exposed beams, radiator.

En-Suite

17' 8" x 16' 7" (5.38m x 5.05m)

Fitted with a white suite comprising of low level WC, wash hand basin with mixer tap, shower cubicle, heated towel rail, extractor fan, radiator, shaver point and continuation of exposed beams.

Bedroom Two

15' 1" x 11' 5" (4.60m x 3.48m)

uPVC double glazed window to the front, radiator, exposed beam feature, down lighters.

Bedroom Three

11' 6" x 9' 4" (3.51m x 2.84m)

uPVC double glazed window to the rear, exposed beam feature, further loft access, down lighters, radiator.

Bedroom Four

10' 5" x 6' 1" (3.17m x 1.85m)

Having exposed beam feature, Velux style window, radiator.

Family Bathroom

Fitted with a white four piece modern suite comprising free standing bath with mixer tap and shower attachment; corner shower cubicle with mains shower fitted; low level wc; wash hand basin fitted into vanity unit with mixer tap; full ceramic tiling; electric shaver point; glazed window to the rear; heated towel rail; down lighters.

Outside

Courtyard

To the rear of the property. A mix of blocked Pavia and Patio, external storage and door through to utilities.

Garden

Laid to lawn with summer house, single garage and workshop, paved patio, pond, mature shrubs.

Garage

Single garage with additional workshop area.

Summer House / Bar

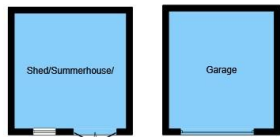
15' 9" Maximum x 11' 2" (4.80m Maximum x 3.40m)

Having light and power, bi-fold doors over patio,





Ground Floor **First Floor**



Outbuilding

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

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Tenure: Freehold



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