







## Property Description

A spectacular character property in the sought after village of Berkswell. Just a three minute walk from the village centre, including Berkswell C of E Primary, this is the perfect location for anyone that wants to make the most of village life.

Approached by a large part-landscaped driveway with a private seating area overlooking greenery and a fountain. The property itself is a deceptively large two bedroom home with two reception rooms, study, kitchen, sunroom and cloakroom with all of the character aspects you would expect with a property such as this, such as vaulted ceiling in bedroom as well as access to a sun deck and hand-painted stained glass across the property. There is also a self-contained one bedroom annexe with a kitchen, lounge/diner, open-aspect bedroom, dressing room and shower room. With it's own independent entrance; this space has fantastic letting potential. The whole property overlooks a stunning fully landscaped stepped garden with water features and storage spread across three sheds.

This property truly must be seen to be appreciated, with early viewing strongly advised.

## Approach

Front door leads through to:

## Entrance Porch

Leading to kitchen, living room and lockable door to annexe.

## Study / Bedroom Four

9' 3" x 8' ( 2.82m x 2.44m )

Window to the side.

## Lounge / Diner

22' 4" x 16' 11" Max ( 6.81m x 5.16m Max )

Two windows to the front, exposed beams, cast iron fireplace with open fire, iron spiral staircase, laminate flooring, patio doors leading to sun room.

## Sun Room

14' 5" x 6' 4" ( 4.39m x 1.93m )

Two stained secondary glazed windows and door to the rear.

## Guest Cloakroom

WC and wash hand basin.

## Sitting Room

14' 5" x 11' 2" ( 4.39m x 3.40m )

Two leaded secondary glazed windows to the side, wall sconces, exposed beams.

## Kitchen

10' 10" x 10' 2" ( 3.30m x 3.10m )

Fitted with a range of base and wall mounted units with complementary work surfaces, ceramic sink and drainer unit with mixer tap, appliances to include electric double oven with four ring gas hob, automatic washing machine and fridge freezer, French door to the rear leading to garden.

## Bedroom One ( First Floor)

18' Max x 12' 9" Max ( 5.49m Max x 3.89m Max )

Fitted wardrobes providing hanging and shelving space, window to the front and single glazed door to balcony with sink and shower.

## Bedroom Two ( First Floor)

11' x 10' 7" ( 3.35m x 3.23m )

Fitted wardrobes providing hanging and shelving space, secondary glazed window to the side.

## Family Bathroom

Fitted with a suit comprising low level WC, wash hand basin, bath with mixer tap and shower over, two obscure glazed windows to the side.

## Annexe

A self-contained one bedroom annexe with independent entrance from porch.

## Kitchen

7' 5" x 5' 4" ( 2.26m x 1.63m )

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include electric oven with four ring gas hob, space for under counter fridge and freezer.

## Lounge

17' 3" x 9' 2" ( 5.26m x 2.79m )

Feature fireplace with gas fire fitted, exposed beams and window to the rear.

## Bedroom Three

12' 11" x 7' 1" ( 3.94m x 2.16m )

Window to the rear, door to the side.

## Dressing Room

8' 4" x 7' 6" ( 2.54m x 2.29m )

Exposed beams, wash hand basin, secondary glazed stained window to the side.

## Shower Room

WC and shower cubicle.

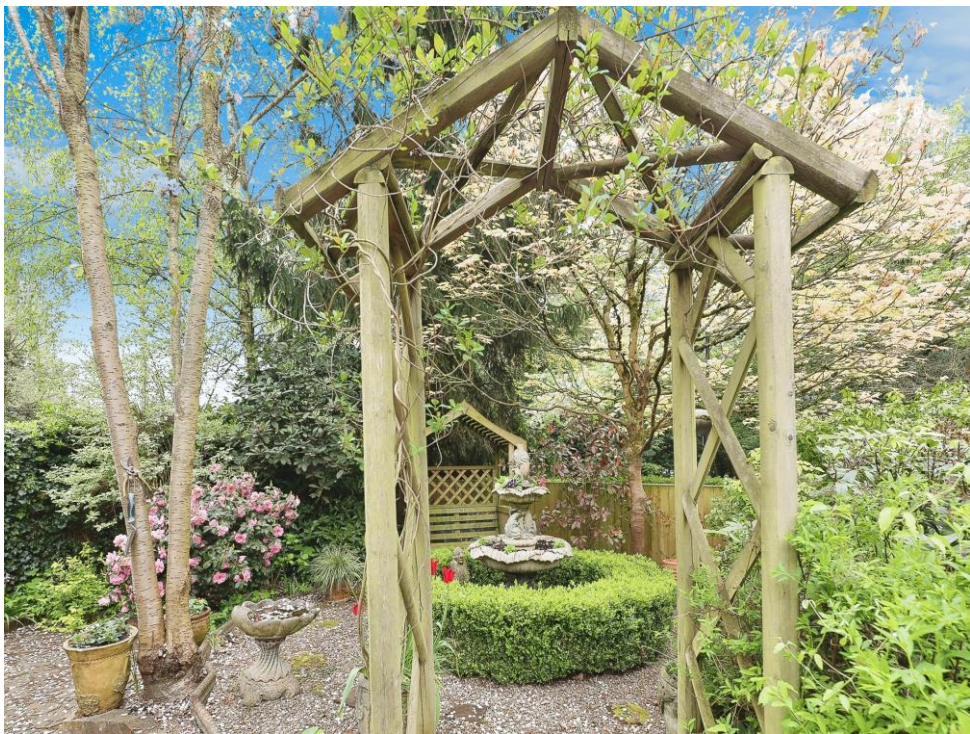
## Outside

## Rear Garden

Stepped garden laid to law with paved area, feature fountain and three sheds.















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EPC Rating: E Council Tax  
 Band: E

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Tenure: Freehold



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