



HAWTHORN COTTAGE, CHURCH LANE, MAYFIELD, DE6 2JR

PRICE: £535,000

DESCRIPTION

A high quality, individual, family home offering very well proportioned and flexible accommodation situated in a most delightful edge of village location.

Being gas centrally heated and sealed unit double glazed throughout the property adjoins and overlooks open agricultural land to the rear with views over the valley of the River Dove to the countryside beyond.

Briefly comprising reception hall, double aspect sitting room, separate dining room, spacious fitted kitchen, ground floor shower room, large utility room and at first floor level four, good-sized double bedrooms and a family bathroom. Outside, ample driveway parking leading to a useful integral garage and primarily lawned gardens.

An early viewing is most enthusiastically encouraged.

ACCOMMODATION

A wide canopy porch with courtesy light shelters the upvc sealed unit double glazed front door to

Spacious Reception Hall 3.4m x 2.4m [11'2" x 7'11"] with return staircase to first floor level. Double panel central heating radiator and upvc sealed unit double glazed window.

Double Aspect Sitting Room 6.68m x 3.66m [21'11" x 12'] having upvc sealed unit double glazed windows to both front and rear with two matching windows to the side. The rear window enjoys countryside views over the valley of the River Dove. Two double panel central heating radiators. Tiled fireplace with Adam style surround and fitted decorative fuel effect gas fire. Corniced ceiling and four wall light points. Double opening small pane glazed doors to

Dining Room 3.4m x 4.13m [11'2" x 13'7"] with upvc sealed unit double glazed window to the rear again which takes advantage of the far reaching rural aspect. Single panel central heating radiator, corniced ceiling. Connecting door to

Fitted Breakfast kitchen 5.75m x 2.7m [18'10" x 8'11"] having upvc sealed unit double glazed window to the front looking towards the parish church. The kitchen is comprehensively fitted with a good range of units in medium oak providing base cupboards and wall cupboards, glazed wall cupboards, ample round edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Appliance space with plumbing for dishwasher, ceramic tiled splash backs and corner shelf units double panel central heating radiator.

Rear Lobby with Cloaks/Storage recess. Sealed unit double glazed window. Ceramic tiled floor.

Ground Floor Shower Room having fully tiled shower cubicle with Triton T100E electric shower control. Low flush wc. Wall mounted wash hand basin with tiled splash back, sealed unit double glazed window, single panel central heating radiator.

Utility Room 3.12m x 2.24m [10'3" x 7'4"] again with ceramic tiled floor, single drainer stainless steel sink unit with flanking work surfaces and double opening base cupboard beneath. Plumbing for automatic washing machine. Upvc sealed unit double glazed window, matching door to the exterior side. Wall mounted gas fired boiler for domestic hot water and central heating. Double panel central heating radiator. Pedestrian access door to the **Garage**.

Staircase to first floor galleried landing with upvc sealed unit double glazed window to the front and single panel central heating radiator. Loft access hatch to very extensive, partially boarded loft storage area with sliding aluminium loft ladder and electric light.



Bedroom One (double aspect double) 6.6m x 3.6m [21'8" x 11'10"] with upvc sealed unit double glazed windows to front and rear, two single panel central heating radiators.

Bedroom Two (front double) 6.06m x 3.64m [19'11" x 11'11"] having double panel central heating radiator and upvc sealed unit double glazed window overlooking the church.

Bedroom Three (rear double) 4.14m x 3.11m [13'7" x 10'3"] with upvc sealed unit double glazed window taking advantage again of the extensive rural aspect. Double panel central heating radiator.

Bedroom Four (rear double) 3.4m x 3.13m [11'2" x 10'3"] with sealed unit double glazed window, single panel central heating radiator.

Bathroom being of spacious proportions (3.13m x 2.7m [10'3" x 8'10"]) having four piece suite in white comprising panelled bath, pedestal wash hand basin, low flush wc and shower cubicle with Triton T100XR electric shower, shower boarded walls, folding sliding glazed shower screen door. Inbuilt cylinder and airing cupboard housing the insulated copper hot water cylinder and having fitted slatted shelves.

OUTSIDE

The property occupies a wide fronted plot and stands back from the road behind a mature hawthorn hedge with lawn. The sweeping tarmacadam "in and out" drive provides ample car standing space and leads to the

Integral Garage 5.8m x 3.05m [19' x 10'] with automatic and up and over door, electric light and power supply. The garage houses the electricity consumer unit and meter and the gas meter. There is a pedestrian access door to the Utility Room.

There are lawned gardens to each side of the house with planted beds and borders and these in turn lead to the primarily lawned rear garden with paved patio terrace. Outside cold water tap. The garden adjoins and overlooks open agricultural land and has views over the valley of the River Dove.

SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in East Staffordshire band G.

EPC RATING band D.

VIEWING

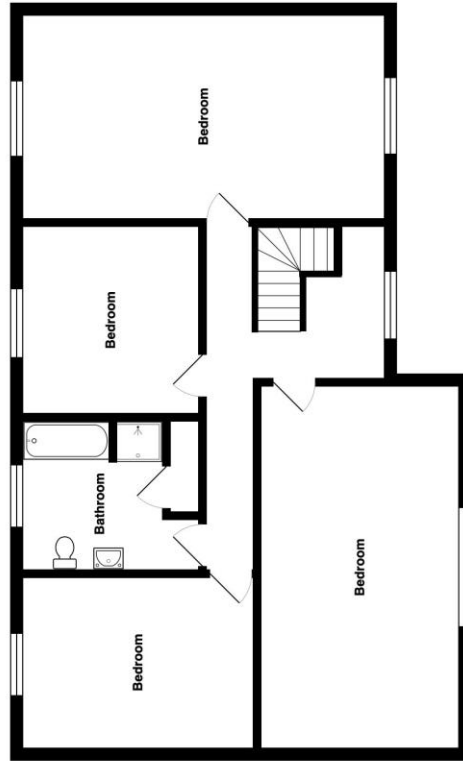
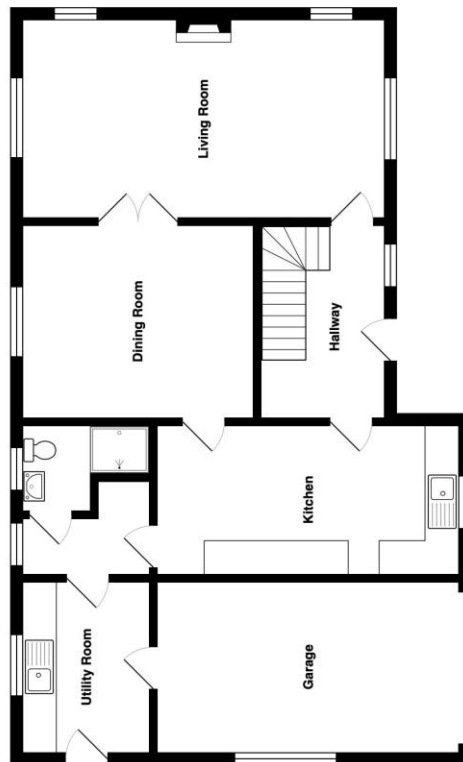
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2636

Floorplans to follow



Hawthorn Cottage, Church Lane, Church Mayfield, DE6 2JR



Total Area: 193.7 m² ... 2085 ft²

All measurements are approximate and for display purposes only

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.