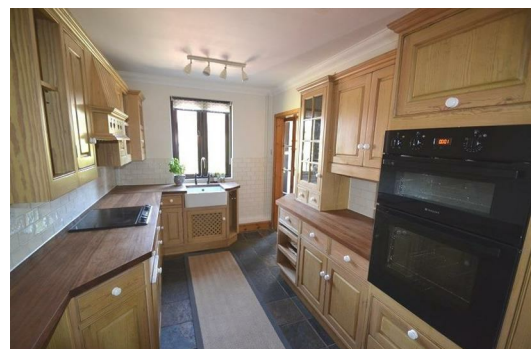




6 Rose Cottages | Wyddial | SG9 0UH

Asking Price £570,000

Deceptively spacious period conversion of the former village School House, with three double bedrooms, all with en-suite facilities. On the ground floor there are two reception rooms, to include a spectacular sitting room with vaulted ceiling, a cottage style kitchen, separate utility/boot room, downstairs cloakroom/WC and a central hallway doubling up as a study. Off street parking for 2/3 vehicles, single integral garage and a sizeable South-westerly facing garden with gated side access. This exciting property is offered with NO UPPER CHAIN !



CHRIS DELLAR
PROPERTIES

Your estate agent

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Entrance

Partially glazed front door with glass inserts, leading into:

Porch

With side windows, coconut matting and glazed half doors to:

Reception Hall

Understairs storage cupboard. Wooden floorboards. Waxed wooden panelled doors to kitchen and:

Dining Room

12'7 x 11'1 (3.84m x 3.38m)

Double glazed window to front. Exposed brick fireplace. Radiator in enclosed cabinet. Low level storage cupboard to alcove plus smaller low level storage cupboard. Ceiling rose. Partly glazed waxed door to:

Inner Hallway

Partly glazed stable door to rear garden. Ceramic floor tiles. Open to central hallway and latch door to:

Downstairs Cloakroom/WC

Double glazed window to rear. Wall mounted wash hand basin and low flush WC. Ceramic floor tiles.

Central Hallway/Study

15'0 x 5'7 (4.57m x 1.70m)

Access to staircase leading to first floor. Radiator. Ceramic floor tiles. Waxed wooden doors to kitchen, utility/boot room and:

Lounge

20'1 x 15'2 (6.12m x 4.62m)

Stunning dual aspect room with high level Cathedral style double glazed windows to rear and side. Double glazed French doors with full height side panels to rear garden. Arts & Crafts style fireplace containing log burner and with brick hearth. Two radiators. Stairs to bedroom three.

Kitchen

12'7 x 8'1 (3.84m x 2.46m)

Range of cottage style wall & base units incorporating display cupboards, plate racks, drawers and integrated shelving. Wood work surfaces with butler sink and swan neck mixer tap. Tiling to splashback areas. Integrated Hotpoint double oven with grill and integrated electric hotplate with extractor hood above. Freestanding Hotpoint dishwasher. Cupboard containing gas fired Worcester boiler. Coloured slate floor tiles. Door to central hallway/study.

Utility/Boot Room

9'3 x 8'11 (2.82m x 2.72m)

Wall and base units incorporating display cabinet and work surfaces with one & a half bowl single drainer sink unit with mixer taps. Tiling to splashbacks. Space and plumbing for washing machine. Coloured slate floor tiles. Fluorescent strip lighting. Half glazed stable door to rear garden. Door to garage.

First Floor Landing

Double glazed window to front. Latch door to bedroom two. Latch door to dressing room (leading to bedroom one).

Dressing Area

12'8 x 8'1 (3.86m x 2.46m)

Double glazed window to front. Loft hatch. Radiator. Good range of wardrobes with shelving surround. Latch door to en-suite shower room and opening to:

Bedroom One

11'11 x 8'11 (3.63m x 2.72m)

Double glazed window to front. Under-eaves storage. Radiator.

En-suite Shower Room

8'5 x 7'3 (2.57m x 2.21m)

Completely refurbished room with double length shower cubicle, modern white pedestal wash hand basin & low flush WC. High gloss tiling to walls. Ceramic floor tiles. Ladder style radiator. Velux roof-light. Partially concealed freestanding bathroom cabinet.

Bedroom Two

12'8 x 11'2 (3.86m x 3.40m)

Double glazed window to front. Arts & Crafts style fireplace. Fitted storage cupboard. Exposed floorboards. Radiator. Latch door to:

En-suite Bathroom

8'5 x 7'4 (2.57m x 2.24m)

White suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low flush WC. Ladder style radiator. Ceramic floor tiles. Velux roof light. Airing cupboard containing lagged cylinder, immersion and linen shelving.

Bedroom Three

11'0 x 8'2 (3.35m x 2.49m)

Velux roof light. Ceiling spotlights. Cupboard. Door to en-suite bathroom.

EXTERIOR

Front Driveway

Paved driveway with shingle areas, providing off street parking for 2/3 vehicles. Enclosed by hedge to front and side, with a variety of shrubs to borders. Fenced side access to rear garden.

Garage

14'9 x 9'0 (4.50m x 2.74m)

Single integral garage with double partially glazed doors, light and power connected.

South-west Facing Rear Garden

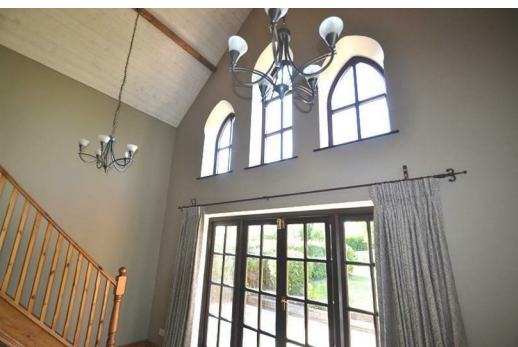
approx 70'0 (approx 21.34m)

Large rear garden with paved patio area, timber storage shed and mature lawn. Hedging and shrubs to boundaries.

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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			
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