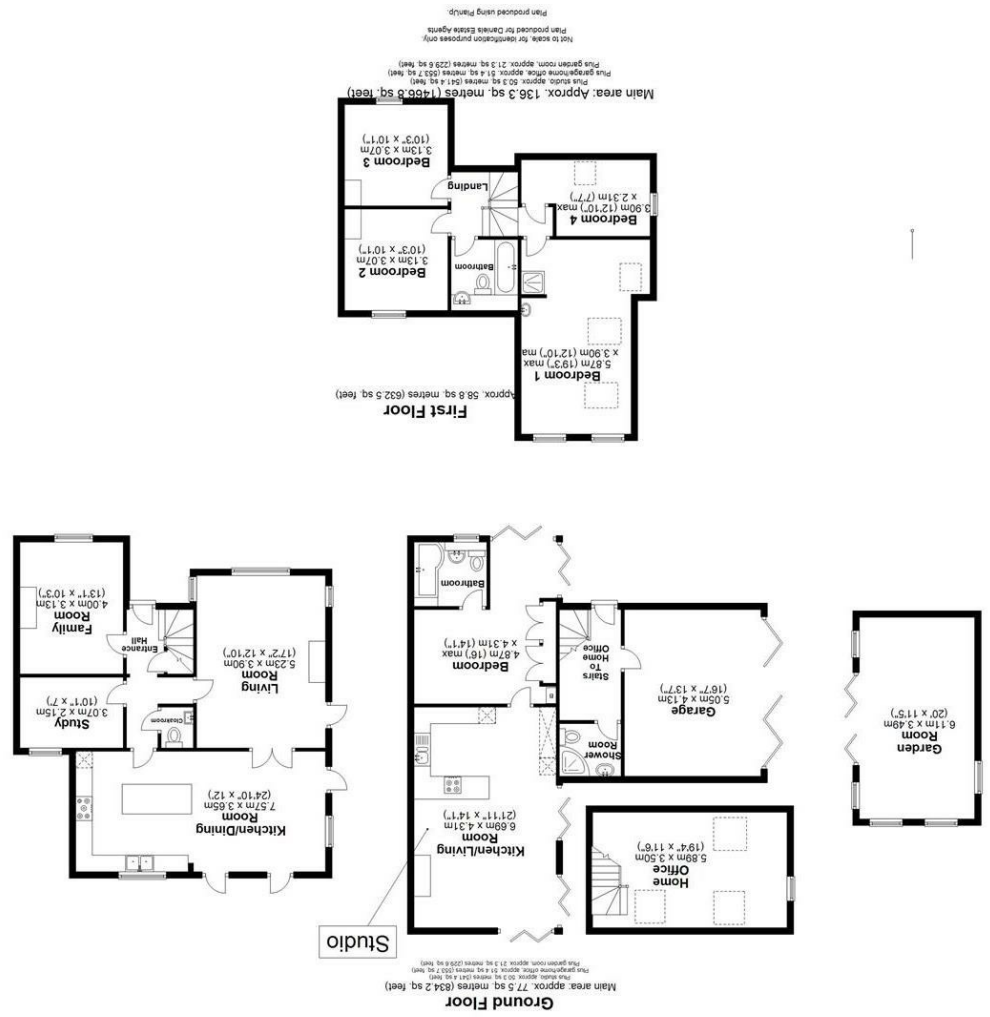


England & Wales		EU Directive 2002/91/EC
Potential	Very environmentally friendly - lower CO2 emissions	(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
	Not environmentally friendly - higher CO2 emissions	(1-20) G
Current		

Environmental Impact (CO₂) Rating

England & Wales		EU Directive 2002/91/EC
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
	Not energy efficient - higher running costs	(1-20) G
Current		

Energy Efficiency Rating





Entrance Hallway

Stairs to first floor. Polished slate flooring. Doors to:

Cloakroom

Low level WC. Wash hand basin.

Living Room

Windows to front and side. Door to side. Feature exposed brick fire place with log burner. Solid Oak flooring. Recessed lighting.

Family Room

Window to front. Feature fireplace with log burner and exposed brick surround. Solid Oak flooring.

Study

Window to rear. Polished slate floor.

Kitchen/Dining Room

Windows to rear and side. Doors to rear and side. Fitted with an extensive range of wall, base and island units with granite work surfaces over. Built-in double oven and hob with chimney style extractor over. Integrated washing machine, dishwasher, two fridges and a freezer. Feature brick fireplace bio-ethanol fire with slate hearth. Cupboard containing Glowworm LPG boiler. Polished slate flooring.

First Floor Landing

Velux window. Integrated desk/workstation and shelving. Doors to:

Bedroom One

Two windows to rear. Three Velux windows. Built-in storage cupboards. Glazed shower cubicle with thermostatic shower. Feature glazed wash hand basin. Solid Oak flooring.

Bedroom Two

Window to rear. Feature fireplace. Oak flooring.

Bedroom Three

Window to front. Feature fireplace. Oak flooring.

Bedroom Four

Window to side. Velux window. Oak flooring.

Bathroom

Jacuzzi bath with shower attachment over and glazed shower

screen Vanity unit with wash hand basin. Low level WC. Fully tiled.. Velux window.

Annexe

Kitchen/Living Room

Three sets of bi-fold doors. Built-in furniture. Log burner with exhaust air pump heating. Fitted kitchen with a range of wall and base mounted units with granite work surfaces over. Integrated oven, microwave oven, hob with chimney style extractor over. Integrated fridge. Tiled floor. Electrically operated Velux window. Door to:

Bedroom

Built-in wardrobe cupboards. Two sets of bi-fold doors. Electrically operated Velux roof light. Tiled floor.

Bathroom

Window to front. Paneled jacuzzi bath with thermostatic shower over. Glazed shower screen. Vanity unit with wash hand basin. Low level WC.

Stairs To Home Office

Doors to garage and shower room and further door to front. Plumbing for washing machine and sink.

Shower Room

Shower cubicle. Low level WC. Pedestal wash hand basin

Home Office

Three Velux windows.

Garage

Garden Room

Bi-fold doors. Light and power. Fitted log burner.

Exterior

The property sits on a plot of approaching 0.25 of an acre, partly laid to lawn with extensive decked areas, covered patio, pergola and water features. Six person Hot Tub. Further graveled area leading to the garage and driveway with parking for a number of vehicles. Gated access. Further courtyard area to the front of the annexe with additional garden area beyond.

