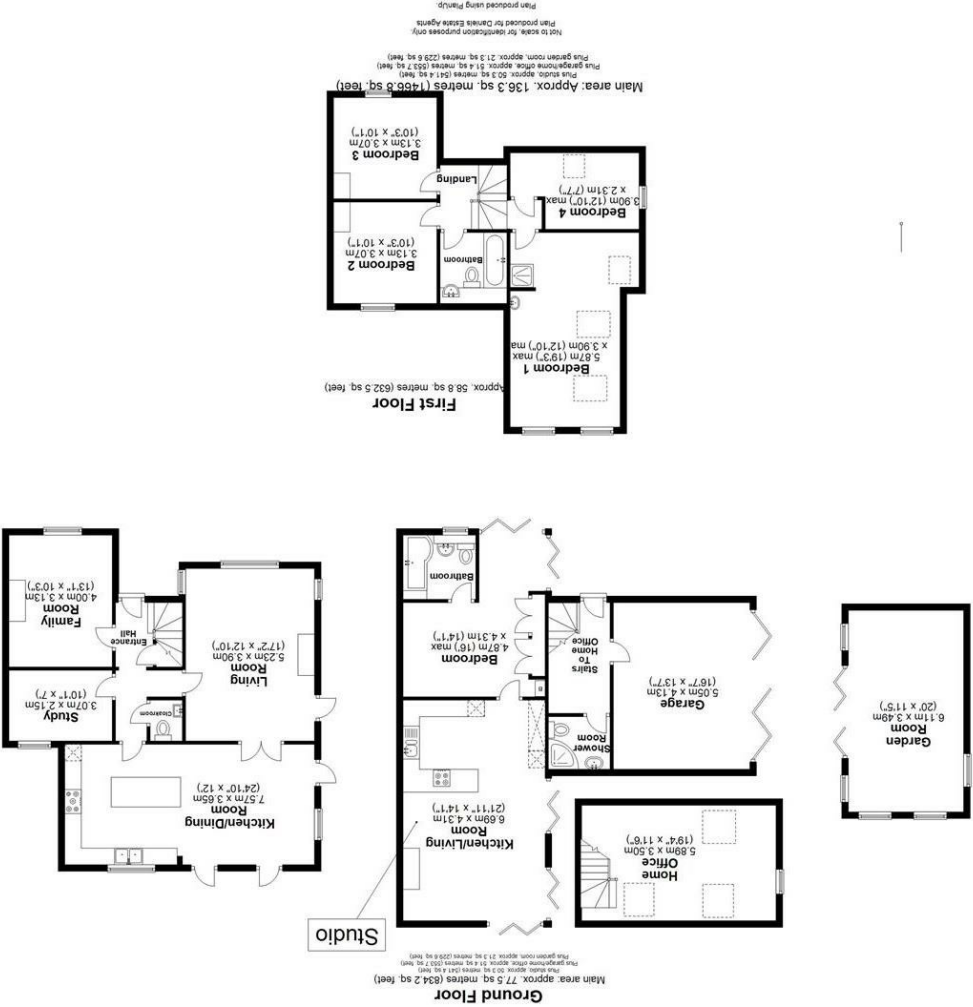


| England & Wales | | |
|-------------------------|---------|---|
| EU Directive 2002/91/EC | | |
| Potential | Current | Not environmentally friendly - higher CO2 emissions |
| | | Very environmentally friendly - lower CO2 emissions |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68)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

Environmental Impact (CO₂) Rating

| England & Wales | | |
|-------------------------|---------|---|
| EU Directive 2002/91/EC | | |
| Potential | Current | Not energy efficient - higher running costs |
| | | 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 | | |

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.

