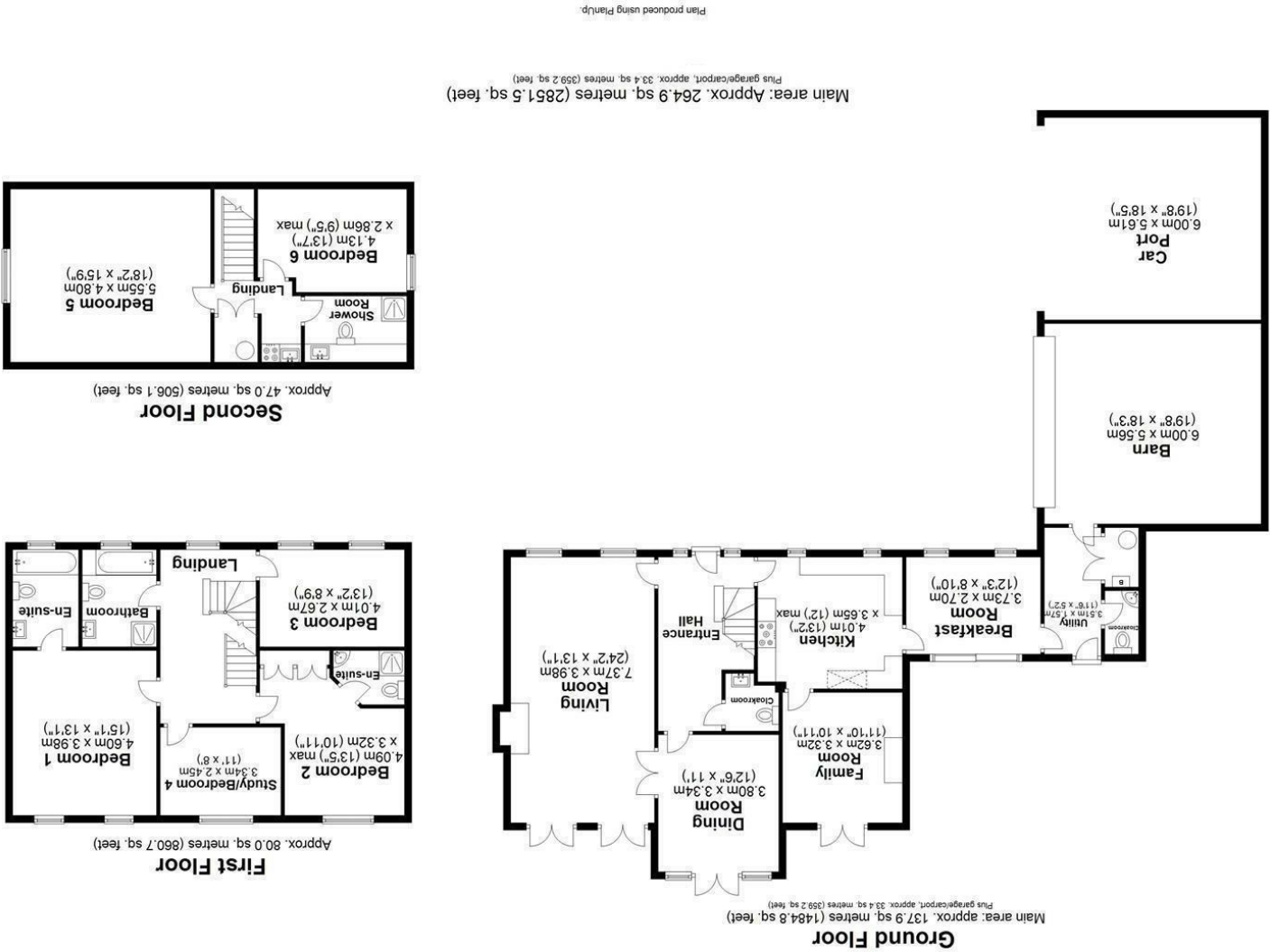


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Not energy efficient - lower running costs
	69	87
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Not environmentally friendly - lower CO ₂ emissions
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		





Reception Hall

Cloakroom

Sitting Room

Feature stone fireplace with log burning stove. French doors to rear garden.

Dining Room

French doors to rear garden.

Family Room

Feature Adam style fireplace. French doors to rear garden.

Kitchen

A bespoke fitted kitchen with granite work tops. Integrated double height fridge and dishwasher. Range cooker.

Breakfast Room

Utility Room

Space and plumbing for washing machine and tumble drier. Door to barn.

Cloakroom

Barn

Potential for conversion to an annexe, gym etc.

Carport

Parking for two cars.

First Floor Landing

Master Bedroom

Fitted wardrobes.

En-suite Bathroom

Bedroom Two

Fitted wardrobes.

En-suite Shower

Bedroom Four

Bedroom Five

Currently used as a study.

Family Bathroom

Second Floor Landing

Bedroom Three

Bedroom Six

Shower Room

Kitchenette

Fitted hob, fridge, microwave and sink.

Gardens

Landscaped gardens with mature shrubs and trees. Large patio area.

Gravel Driveway

With parking for up to 10 cars with wrought iron automatic gates giving access from a private driveway.

