





Guide Price
£1,375,000

Standing on a plot just in excess of half an acre this beautifully presented four bedroom detached farmhouse is situated in the sought after village of Drayton Beauchamp offering easy access to the surrounding countryside and also nearby towns and mainline train stations. The property benefits from four reception rooms, farmhouse kitchen/breakfast room, main bedroom with dressing room and en suite, a range of outbuildings, heated swimming pool, double garage and driveway parking for numerous vehicles and the added benefit of no onward chain.

Property Description

ENTRANCE

Wooden stable door to:

ENTRANCE HALL

door to, stairs rising to first floor, doors to dining room and family room, radiator, opening to kitchen/diner.

LOUNGE

Double glazed window to front aspect, two double glazed windows to side aspect. Feature fireplace with brick surround and multi fuel stove, two radiators, door to study.

FAMILY ROOM

Double glazed window to front aspect. Feature fireplace with brick surround, radiator, door to lounge.

STUDY

Glazed double doors to conservatory. Radiator, doors to lounge and kitchen/diner.

CONSERVATORY

Double glazed conservatory on brick base with double glazed double doors to rear.

KITCHEN/DINING ROOM

Double glazed window and double door to rear, Fitted with a range of wall-mounted and floor standing units with work surface over, space for range cooker with extractor fan over, integrated dishwasher, double butler sink, under counter fridge, larder unit, central island with storage and power, stairs rising to first floor, under floor heating.

DINING ROOM

Double glazed window to front and side aspects. Feature fireplace with brick surround, radiator, door to entrance hall and kitchen, under stairs storage cupboard.

LOBBY

Double glazed window to front aspect, door to side. Doors to utility and shower room.

CLOAKROOM

Double glazed frosted window to side aspect. Low level WC, wash hand basin, tiled shower cubicle, storage cupboard, radiator.

UTILITY

Double glazed window to rear aspect. Floor standing units with work surface over single drainer stainless steel sink with mixer tap space for tumble dryer, plumbing for washing machine, floor standing boiler.

LANDING

Radiator, walk-in storage cupboard.

BEDROOM ONE

Double glazed window to rear aspect. A range of built-in wardrobes, radiator, airing cupboard housing lagged water cylinder, door to en-suite, walk-in wardrobe.

EN-SUITE

Window to front aspect. Ball and claw bath, wash hand basin with storage below, tiled shower cubicle, low level WC, heated towel rail, radiator.

BEDROOM TWO

Windows to front and side aspects. Radiator, storage cupboard.

BEDROOM THREE

Window with secondary glazing to front aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed window to rear aspect. Tiled shower cubicle, panelled bath with mixer tap over, pedestal wash hand basin, low level WC, airing cupboard housing lagged water cylinder, radiator.

OUTSIDE

GARAGE/PARKING

Approached by a five-bar gate, leading to a paved and shingled driveway providing parking for numerous vehicles, leading to double garage with twin electric up and over doors, power and lighting, personal door to rear, with storage overhead.

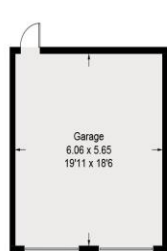
GARDENS

A wonderful southerly facing plot which extends to approximately half an acre, and is mainly laid to lawn with large paved patio areas and flower and shrub beds, all enclosed by panel fencing and mature hedging providing a lovely private setting. Outside light, cold water taps, mature fruit trees, heated swimming pool, brick-built pool house, timber storage shed, greenhouse with power.

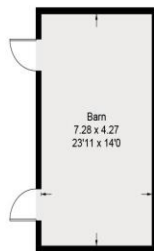
Setherwood Cottage, Drayton Beauchamp



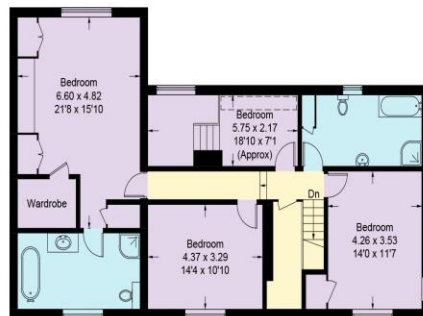
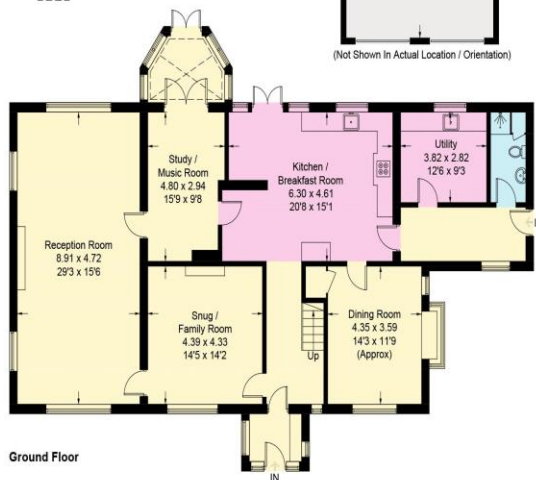
= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Approximate Total Area
 3100 sq ft / 288 sq m
 Garage & Barn = 702 sq ft / 65.2 sq m
 Total = 3802 sq ft / 353.2 sq m

This plan is for layout guidance only.
 Not drawn to scale unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan,
 please check all dimensions,
 shapes and compass bearings before
 making any decisions reliant upon them. (ID1104250)

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents