



Guide Price £625,000

SHERWOOD COTTAGE, LOWER ROAD, ADGESTONE, PO36 0HL



Seafields



## **A BEAUTIFULLY SPACIOUS, BRIGHT AND VERSATILE RURAL RESIDENCE!**

Nestled in the charming rural setting of Adgestone, this delightful 1930's DETACHED HOUSE is in excellent decorative order and offers a perfect blend of countryside tranquillity and modern convenience. Surrounded by wonderful walkways and bridle paths, this location is a paradise for nature lovers and outdoor enthusiasts. Despite its rural setting, this property is just a short drive away from main towns, providing the best of both worlds. The ground floor offers great flexibility with 4 RECEPTION ROOMS - currently sitting room, dining room, study and art studio - plus a stylish kitchen and downstairs w.c. The first floor comprises 4 BEDROOMS and 2 bath/shower rooms. The ADDED SURPRISE is a doorway (from Bedroom 3) to stairs leading to a fabulous LOFT ROOM (perfect extra space for a teenager and friends!). The private grounds are a real GARDENER'S DELIGHT with its well tended lawns and mature plants, shrubs and trees - as well as vegetable plot, fishpond, green house and timber shed - and offers ample PARKING. For those seeking a peaceful retreat with easy access to amenities, this house in Lower Road is the perfect place to call home.

### **ENTRANCE PORCH:**

Accessed via the side of the property with dual aspect double glazed windows and tiled flooring. Door to:

### **HALLWAY:**

A welcoming hall with quality vinyl tiled flooring (and under floor heating). Doors to Cloakroom/wc, Kitchen, Reception 1 and opening to Dining Room.

### **DOWNSTAIRS W.C.:**

Comprising w.c. and vanity unit with inset oval sink unit with mixer taps. Extractor fan.

### **KITCHEN:**

Quality fitted kitchen comprising good range of cupboard and drawer units with contrasting wood effect work surfaces incorporating inset 1.5 bowl sink unit. Integral appliances include concealed tall fridge and separate tall freezer, dishwasher, Smeg gas hob and oven plus an additional NEFF hot air electric oven. Space and plumbing for washing machine and tumble dryer. Quality vinyl tiled flooring with continuation of under floor heating. Double glazed windows x 2 and door to rear garden.

### **DINING ROOM:**

A very well proportioned room with double glazed French doors to rear garden. Stained glass internal window through to Reception 2 (currently Art Studio). 'Tiger eye' vinyl flooring. Carpeted stairs to first floor. Radiator. Wall lights. Part-glazed doors to:

### **SITTING ROOM:**

A charming dual aspect carpeted room with double glazed windows to front and side. Radiator. Fireplace with inset log burner and tiled hearth. Continuation of 'Tiger Eye' vinyl flooring.

### **RECEPTION 1:**

A useful reception room currently utilised as a study, with double glazed window offering a lovely rural outlook. Carpeted with under floor heating. Recessed shelving.

### **RECEPTION 2:**

A lovely airy and bright room (currently utilised as an art studio) with tall vaulted ceiling and ample light flowing through via 2 x Velux windows plus double glazed windows to front and rear. Good range of fitted base cupboards with work surfaces over. Radiator. Wall lights. Continuation of 'Tiger Eye' vinyl flooring.

### **FIRST FLOOR LANDING:**

Carpeted landing with doors to:

### **BEDROOM 1:**

Large double bedroom with double glazed window offering superb far reaching countryside views. Radiator. Carpeted flooring. Excellent range of fitted wardrobes/cupboards/dressing table.

### **BEDROOM 2:**

Carpeted double bedroom with dual aspect double glazed windows to front and side - offering yet more lovely rural views. Radiator. Door to:

### **EN SUITE:**

Fully tiled room comprising suite of double shower cubicle, vanity wash basin and w.c. Heated towel rail. Tile effect flooring. Obscured double glazed window.

### **BEDROOM 3:**

A third double bedroom with double glazed window over-looking rear garden. Radiator. Carpeted flooring. Feature cast iron fireplace. Door leading to stairs to Loft Room.

### **LOFT ROOM:**

Accessed via solid stairs with inset lighting to a superbly proportioned room with window, inset sockets within the 'distressed wood' flooring, plus doors to ample under eaves storage.

### **BEDROOM 4:**

A fourth carpeted bedroom with double glazed window to rear. Radiator.

### **FAMILY BATHROOM:**

Modern family bathroom comprising white suite of bath with 'storm' and handheld shower units over plus screen. Vanity wash hand basin with cabinet over. Low flush w.c. Extractor. Wall tiled surrounds. Obscured double glazed window.

### **OUTSIDE:**

Set within a lovely large plot with wrap around, very well stocked gardens, this is certainly a gardener's delight. To the rear, there are is a large lawned area with secluded seating areas including paved patio, fish pond, greenhouse, vegetable plot plus 2 smart timber sheds. Gated side access to front garden which is enclosed via hedge/fence and is mainly laid to lawn with assorted mature trees.

### **PARKING BAY:**

Deep driveway providing parking for up to 4 vehicles.

### **OTHER INTERESTING PROPERTY FACTS:**

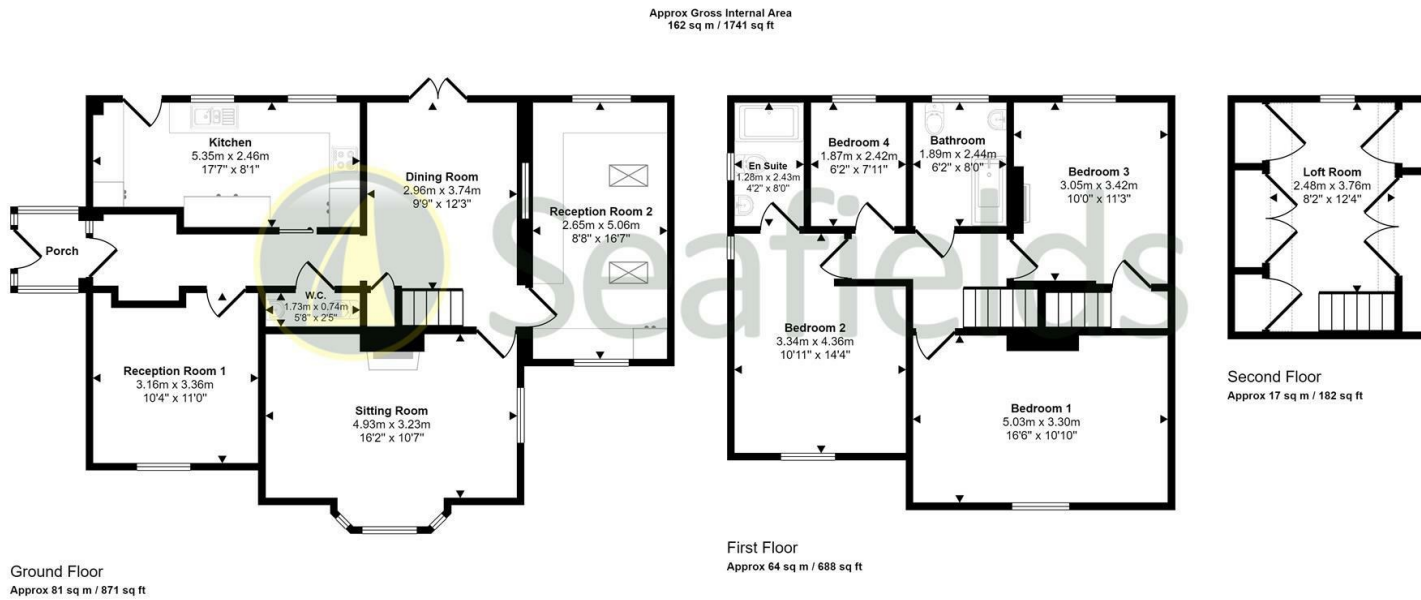
Tenure: Freehold

Council Tax Band: F

EPC Rating: D (61)

### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		74	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



