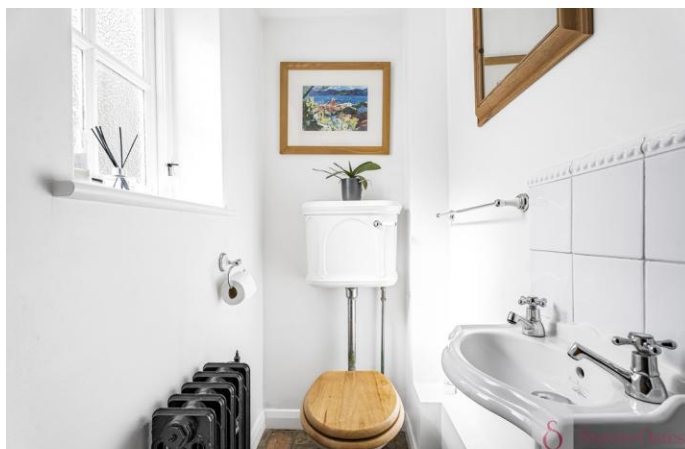




A Charming Detached Period Home with Panoramic Countryside Views, set within a generous gated plot in the highly sought after hamlet of Patient End, this truly charming detached period home perfectly blends character and contemporary comfort.

The ground floor comprises an inviting entrance hall, downstairs shower room, three generous reception rooms, and a well appointed kitchen/diner, ideal for family living and entertaining alike. Upstairs, there are three double bedrooms and two bathrooms.

Externally, the property enjoys a gated driveway, a detached double garage, and a separate office, offering flexibility for home working or creative pursuits. The mature gardens are beautifully landscaped and take full advantage of the panoramic countryside views, providing a perfect setting for relaxation and outdoor entertaining. Available mid November and Offered Unfurnished.







**Approximate Gross Internal Area 1697 sq ft - 157 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 930 sq ft - 86 sq m

First Floor Area 767 sq ft - 71 sq m

Garage Ground Floor Area 488 sq ft - 45 sq m

Garage First Floor Area 227 sq ft - 21 sq m

Outbuilding Area 174 sq ft - 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.