



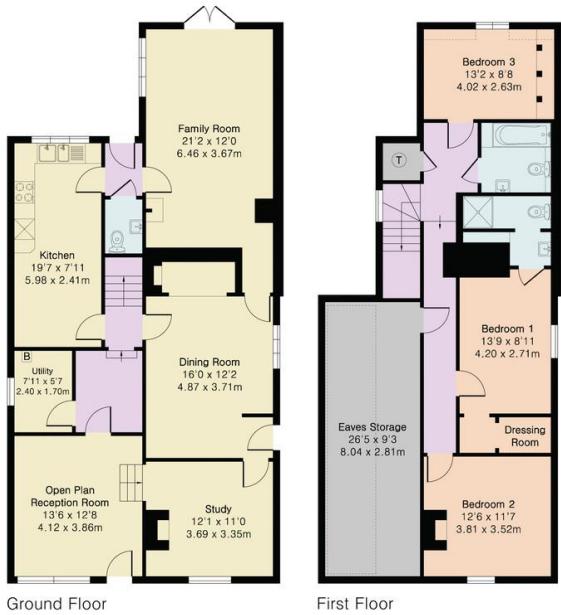
An outstanding and deceptively spacious Grade II listed character home offering a wealth of period features, yet provides a surprisingly practical accommodation flooded with light. The renovated accommodation includes a reception room with large inglenook fireplace, 3 further reception rooms including a large rear living room, kitchen/breakfast room, utility and downstairs wc. On the first floor, there are 3 double bedrooms, a family bathroom and en-suite shower room, along with a large eaves storage area. Externally, the rear garden is mainly walled with vehicular access should parking be necessary and a paved terrace enjoying the garden's sunny, westerly aspect. The property is offered unfurnished and available end of January.







Approximate Gross Internal Area 1883 sq ft - 175 sq m
Ground Floor Area 1175 sq ft – 109 sq m
First Floor Area 708 sq ft – 66 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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.

Steven Oates





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.