

# Jonathan Hunt

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2 Wilstone Cottages, Wilstone Westmill, SG9 9LA

Price Guide £535,000



## 2 Wilstone Cottages, Wilstone Westmill, SG9 9LA

This charming three-bedroom property, located in the peaceful village of Westmill, offers a well-presented and extended home with stunning countryside views to the rear. The accommodation includes a welcoming entrance porch, a cosy lounge with a log burner and oak flooring, and a stylish kitchen with sleek storage and contrasting granite worktops. A light-filled orangery serves as the dining room and opens directly to the garden, making it perfect for casual dining or relaxation. The property also benefits from a downstairs cloakroom, a utility room, and a store room/workshop for added convenience. Upstairs, there are three bedrooms and a family bathroom. Outside, the sunny rear garden features a patio, raised lawn, and beautiful views over open countryside. The garden also includes a separate garden room/office, ideal for those working from home. Additional features include off-street parking and a peaceful village setting, making this an ideal home for those seeking space, character, and a tranquil lifestyle.



**PORCH 8'7" x 4'3" (2.64 x 1.3)**

**ENTRANCE HALL**

**LOUNGE 14'3" x 10'11" (4.36 x 3.35)**

**KITCHEN 14'1" x 18'6" (4.3 x 5.65)**

**KITCHEN pic 2**

**KITCHEN pic 3**

**ORANGERY/DINING ROOM 11'1" x 10'6" (3.39 x 3.22)**

**INNER HALL/WC**

**UTILITY ROOM 6'9" x 5'2" (2.06 x 1.6)**

**STORE ROOM/WORKSHOP 12'7" x 7'0" (3.85 x 2.14)**

**PRINCIPAL BEDROOM 14'5" x 9'11" (4.4 x 3.04)**

**BEDROOM TWO 11'3" x 10'8" (3.45 x 3.26)**

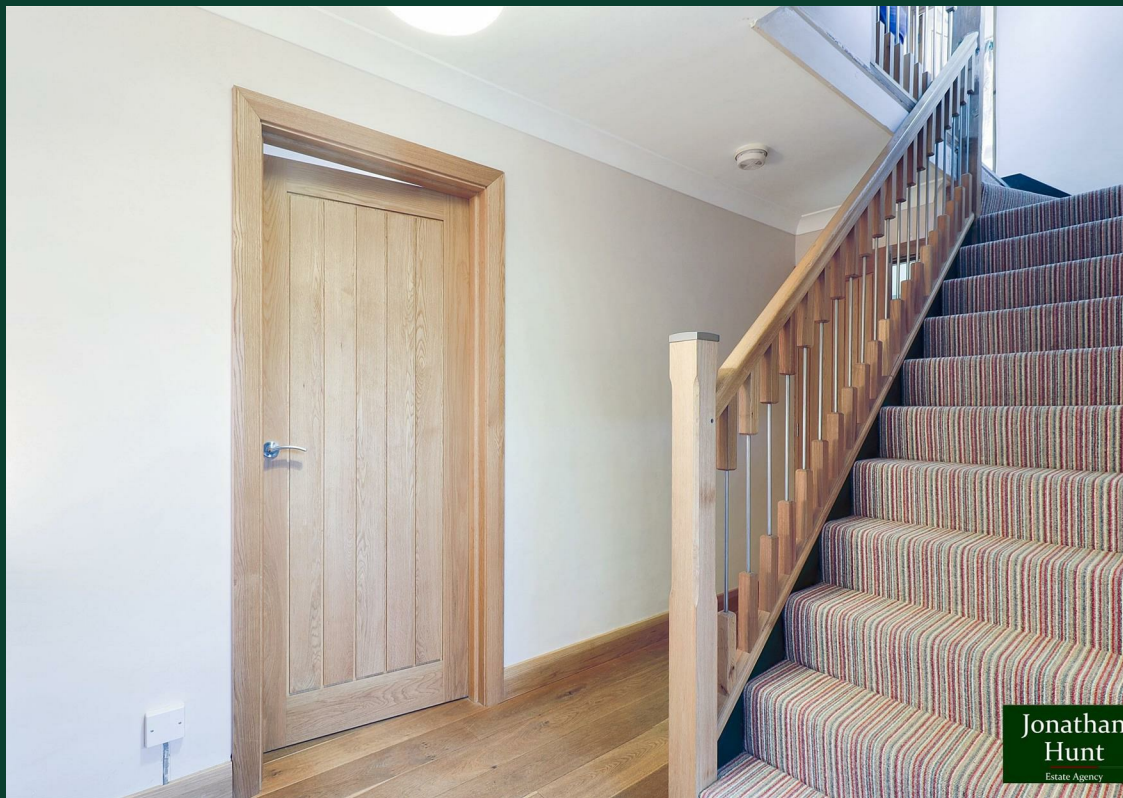
**BEDROOM THREE 10'4" x 6'9" (3.17 x 2.08)**

**BATHROOM 6'7" x 5'11" (2.01 x 1.81)**

**HOME OFFICE/GARDEN ROOM**

**GARDEN**





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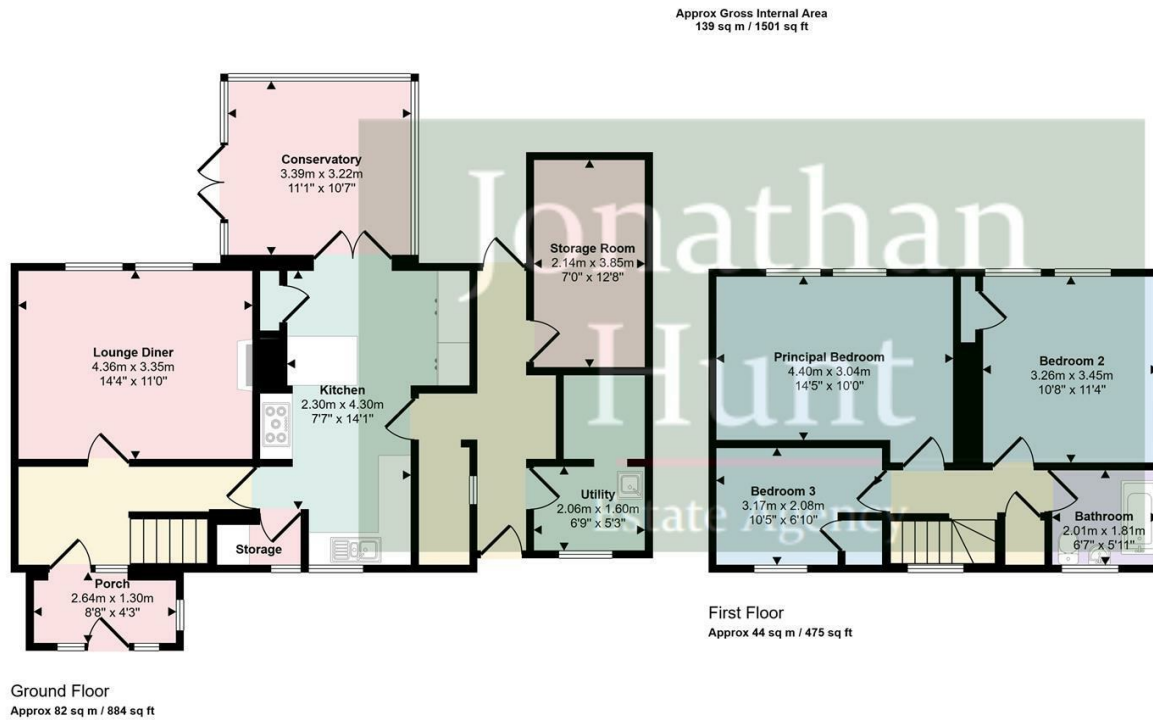


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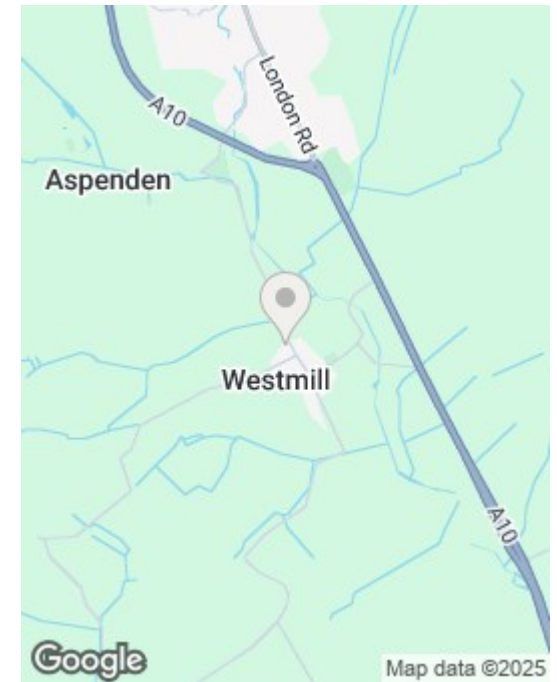








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	