

# chris hamriding

lettings & estate agents



## 18 Cinderhill Lane, Scholar Green, ST7 3HT

Offers In The Region Of £625,000

\*\*\*WATCH OUR GUIDED VIDEO TOUR!\*\*\*

Grand Designs or A Place In The Country? Take your pick! An absolute credit to the current owners, this property has undergone the most beautiful transformation in recent years and fuses the very best of country cottage style along with contemporary and efficient styling that is so rarely found in today's market. The original cottage dates back to around the 1800's and has been amazingly crafted to incorporate a fabulous annex giving an overall coach house lifestyle to be enjoyed by any discerning buyer searching for something special! Totalling 4 bedrooms, three bathrooms and three reception rooms, the home offers a flexible lifestyle to suit a range of buyers needs. Whether you're a bustling family, a busy professional, living with multi generations or simply after a unique country pad - this home delivers. Throughout the home you'll find modern zoned heating, various oak fixtures and fittings, underfloor heating, feature glazing, charming country character and much more. It's not just internally that impresses either, the gardens are akin to a winning flower show design! Layers of patio, lawns, beds, borders and veg patches are all complemented perfectly by the private country views over the babbling brook to the rear, just blissful! Set behind the coach house doors to the front sits a useful driveway too so functionality is taken care of in every corner of this amazing property!

Locally, the village of Scholar Green is very well regarded and Cinderhill Lane is very exclusive and eternally popular. Village amenities, a primary school, efficient commuter links and miles of countryside are all on your doorstep thus making this home ideal for a vast array of buyers.

We could talk all day long about this gorgeous and special home but take a look at our informative video tour to see what's on offer then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

**Hall**

**Dining Kitchen 13'11" x 18'9" (4.25 x 5.72m)**

**WC**

**Garden room/ Lounge 13'9" x 24'11" (4.20 x 7.62m)**

**Carport**

**Annex**

**Utility/ Kitchen 11'0" x 10'10" (3.37 x 3.32m)**

**Garden room 10'8" x 10'11" (3.26 x 3.33)**

**Stairs and landing**

**Bedroom one 10'8" x 26'6" (3.26 x 8.10m)**

**Ensuite**

**Bedroom two 14'1" x 11'5" (4.30 x 3.50m)**

**Bedroom three 13'10" x 11'5" (4.22 x 3.49m)**

**Bedroom four 12'7" x 9'4" (3.86 x 2.86m)**

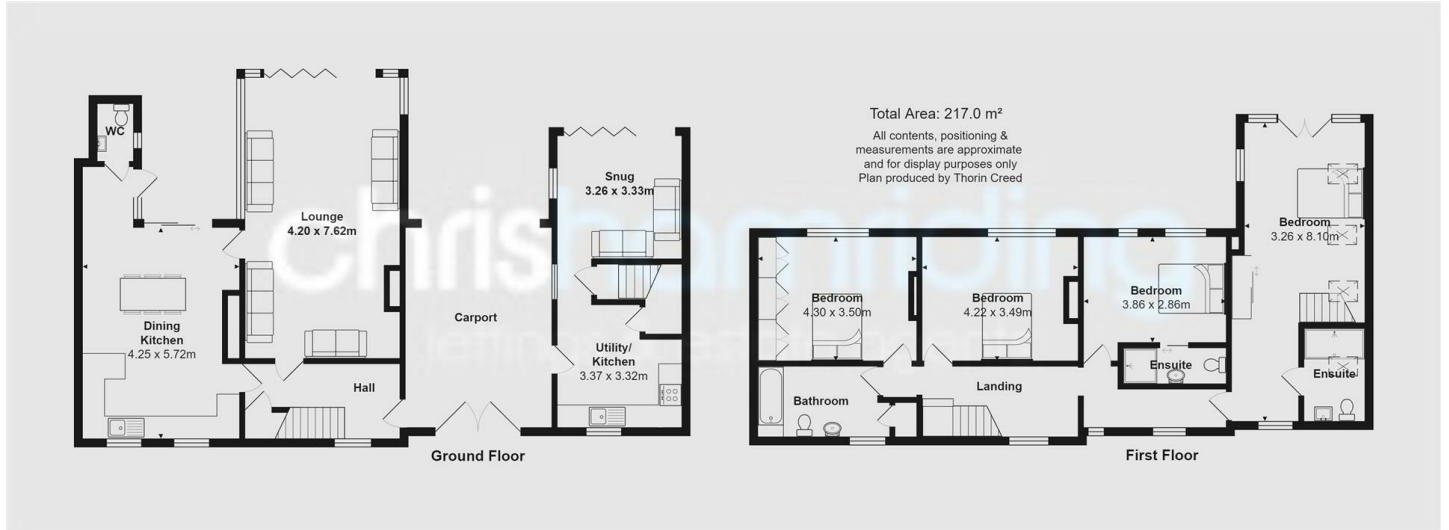
**Ensuite**

**Family bathroom**

**Manicured gardens**



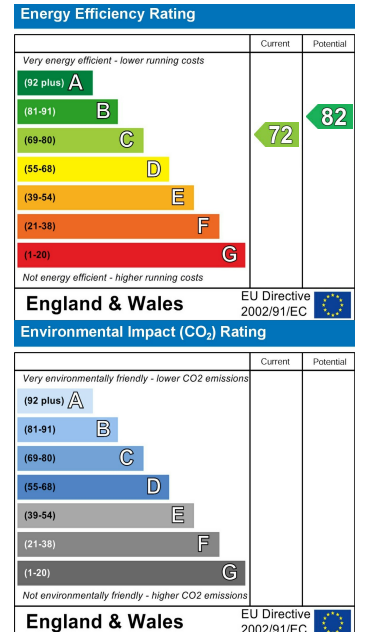
# Floor Plan



# Area Map



# Energy Efficiency Graph



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