



Harvest View

Harvest View is one of three individually designed properties that have been built on double plots, originally meant for six properties. This has meant that each property now enjoys a more than generous plot with ample parking space on their generous drives for several vehicles, large gardens and space all around the property. Their position along Church Lane enjoys views over St Peter and St Paul's church as well as the very beautiful former school house which add to an overall quite charming outlook.

Harvest View has a unique design that makes it an ideal family home. The family of our current owners are all grown up now, but as both of them still work from home, the flexible layout means that there is ample room to accommodate this working space without encroaching on living space. There are four reception rooms at Harvest View, and double doors open up between each of them, encouraging the property to flow which is ideal when entertaining.

The Kitchen-Diner has been designed by owner Elaine who is a keen cook to make the space easy to work in. There is a generous amount of cupboard space plus it is fully integrated with appliances and has a lovely outlook over the garden from the breakfast area. Upstairs there are four double bedrooms with an en-suite to the master bedroom and a four piece family bathroom to include a spa style bath and shower cubicle.

The previous owners had a small extension to link the property to the double garage. This extension is now the study which opens through to the lounge and conservatory. It offers good potential (subject to planning permission) for knocking through to the garage to create an annexe of sorts. A new buyer will also benefit from savings to electricity from a £15,000 investment in solar panels and a Solar Edge battery only 18 months ago.

Whilst the owners appreciate that a younger buyer may well wish to upgrade some aspects of the property to their own personal taste and style, we anticipate that this this will be out-weighed by the superb position and plot, not to mention future potential of this unique country home.

EPC - C

Council Tax Band E

Heating - Oil

Drainage - Modern Bio-Digester System



Entrance a uPVC and brick built porch has a part glazed door which opens through into an open plan **Dining Hallway 17'8 x 11'9** - Having uPVC French doors to the rear aspect, radiator, central ceiling, light point and staircase leading to the first floor accommodation. There is an attractive parquet style vinyl floor covering and French doors which open through to the:

Lounge 23'5 x 12'8 - Having uPVC windows to both the front and rear aspect, two double radiators, central ceiling and wall light points, and an attractive tiled fireplace with granite hearth, Adams, style wooden fire surround and an inset Aarow woodburning stove.

A second set of French doors lead through to the **Snug/Study 13'1 x 9'0** - Having a uPVC window to the front aspect a second woodburning stove, range of wall mounted cupboards and French doors leading through to the:

Conservatory 12'6 x 11'2 - Of brick and uPVC construction with a tiled floor, electric heater, opening windows with fitted blinds and a central ceiling light/fan and French doors opening to the side aspect.



Kitchen Diner 17'1 x 12'8 - Has a uPVC window to the side aspect and an attractive feature uPVC bay window overlooking the rear garden. There is an extension of the aforementioned parquet style flooring that runs from the hallway, spotlights to the ceiling and a radiator. The kitchen comprises a range of solid granite work surfaces with oak fronted drawer and cupboard units at both base and eye level. As a keen Cook herself, Elaine tells me that the kitchen has been specifically designed to ensure that the appliances and storage cupboards are laid out in a design that makes the kitchen very easy to use. Integral appliances include an electric hob with a Neff extractor fan over, two electric fan, ovens, dishwasher and integral fridge and freezer. Kitchen units also comprise a island unit with curved oak cupboards and deep. Pan drawers beneath, wall mounted glass, fronted display cupboard and a single drainer sink unit with mixer up over.

Utility Room 9'9 x 9'0 - Has a continuation of the flooring from the kitchen and hallway, a uPVC part glazed door to the side aspect and a uPVC window to the front aspect. Work surfaces have cupboard units beneath and above, and there are spaces and plumbing for both washing machine and tumble dryer.

Cloakroom - Houses a low flush WC, vanity wash basin with cupboard beneath, radiator, and half tiled walls. There is a uPVC window to the front aspect.

First floor Landing - Has a uPVC window to the front aspect with a view, overlooking the garden and the beautiful old school house. There is a radiator, loft access and doors arranged off to;

Bedroom One 16'4 x 12'8 - Having a feature bay window overlooking the attractive gardens to the rear aspect, a radiator and door to the ensuite shower room, which comprises a fully tiled shower enclosure, pedestal wash, hand basin, and low flush WC, with Window to the rear aspect, and tiling where appropriate.

Bedroom Two 12'8 x 10'9 - Has a uPVC window to the front aspect and a radiator

Bedroom Three 12'8 x 10'5 - Has a uPVC window to the side aspect and a radiator

Bedroom Four 10' 8 x 9'1 - Is currently used as an office and has a uPVC window to the rear aspect and a radiator.

Family Bathroom - Comprises a four piece bathroom suite of spa style panel bath, corner shower unit, pedestal wash hand basin and low flush WC. There is a radiator, half tiled walls and uPVC window to the rear aspect.

Outside – The property enjoys a private, attractive and well established plot of just under half an acre (subject to survey).

The property is approached over an extensive gravel driveway, providing ample off-road car parking and turning space for several vehicles. The driveway provides access to the Attached Double Garage - Which has two up and over doors, lights and power as well as a personnel door to the rear garden. In the agents opinion as the previous owners has linked the main house to the garage, this could provide an a future opportunity for the creation of an annex or similar as you can see on the floor plan.

The front garden is laid in the majority to lawn with well established and well-maintained hedging to the boundaries, shaped trees, and flowering shrubs and bushes. A modern oil tank is located to one side of the property and a log store, greenhouse and shed will be included in the sale to the other side. The extensive rear garden enjoys open country views over neighbouring fields and has a low hawthorn hedge which has been beautifully maintained and provides a clear green boundary whilst not interrupting the open aspect. The rear garden is interspersed with the range of flowering plants, shrubs and bushes and includes two apple trees, a rose garden, patio areas and a raised brick-built barbecue area.







Total area: approx. 209.7 sq. metres (2287.2 sq. feet)

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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