



# School House, 136 Middlegate Road

Could this former school house in Frampton be any more adorable? Not only is it absolutely beautiful, it has a lovely cottage garden filled with flowers, a generous driveway, double garage and village lane location with open views.

The vendors have continued to update School House over nearly 40 years of ownership, managing to do so without compromising the abundant character, with improvements including the addition of a conservatory, replacement sash windows and a Clearview stove in the lounge to name just a few.

The ground floor comprises three reception rooms including a spacious lounge with a triple aspect, a sitting room and a dining room plus the conservatory, whilst the first floor features both a shower room and a bathroom together with four bedrooms.

There is little doubt though that it will be the gardens that will initially capture the attention of many of our viewers - and deservedly so, being so well maintained and attractive, they are a perfect reflection of the overall charm of the property.

- Four Bedroom, Three Reception Room Detached Character Property
- Lounge, Sitting Room, Dining Room & Conservatory
- Bathroom & Shower Room
- Beautifully Maintained Gardens
- Neighbouring green to the rear and open views to the front aspect
- Gas-Fired Central Heating and Wood-burning Stove
- Tenure: Freehold. Council Tax Band 'E'. EPC 'D 61'







Entrance via wooden door into the **Porch** with tiled floor and obscure glazed door into the:

**Entrance Hall** - Having radiator, stairs to the first floor with understairs cupboard and doors arranged off to:

**Lounge 7.46m x 4.40m** – The lounge is a lovely size and enjoys an abundance of natural light thanks to a triple aspect with sash windows to the front, rear and the side. Inset Clearview wood burning stove with Adam style fire surround. Three wall lights and two picture lights.

**Sitting Room 4.03m x 3.95m** – Having a double aspect with sash windows to the front and rear, gas fire with marble style insert, decorative surround and fitted shelving to the side of the chimney breast.

**Dining/ Breakfast Room 3.48m x 3.32m** With French doors to the rear garden and patio, tiled floor and archway to the kitchen.

**Kitchen 3.96m x 3.96m** – The kitchen also overlooks the beautiful rear garden and has a continuation of the tiled floor. Fitted units include a range of classic country cottage style cupboard and drawers to both base and eye level, with work surfaces over and incorporating a one-and-a-half bowl sink/drainage with mixer tap, Belling cooking range with extractor canopy and spaces for dishwasher, washing machine and fridge/freezer.

**Conservatory 3.21m x 2.93m** – Of uPVC construction with tiled floor, radiator, ceiling fan/light unit and French doors leading to the rear garden.

**First Floor Accommodation – Landing –** With window overlooking the rear garden, detailed cornice and doors arranged off to:

**Bedroom One 4.43m x 3.40m** - A good size double room with views over the rear garden and neighbouring green.

**Bedroom Two 4.01m x 3.39m** – Bedroom two is also a lovely size and overlooks the front garden and neighbouring open fields.

**Bedroom Three 4.0m x 3.74m** – A third double bedroom, bedroom three also overlooks the front and the neighbouring open view.

**Bedroom Four 2.92m x 2.30** – Also enjoying open views to the front.

**Bathroom** – The bathroom benefits from an attractive white suite of panel bath with mixer tap, pedestal hand basin, low profile close-coupled WC. Heated towel rail and tiled walls. Airing cupboard housing the hot water cylinder.

**Shower Room** – The shower room also comprises a white suite of corner shower enclosure, pedestal hand basin and close-coupled WC. Tiled walls, radiator and wall-mounted shaver/light.

## Outside

The property is approached over a generous driveway flanked with mature trees to the left and a well-stocked border on the right. The driveway has an abundance of parking space and leads up to the:

**Double Garage 7.05m x 4.01m** – Having electrically operated roller door, power, light and window to the rear.

The front garden has been predominantly laid to lawn, with flowers, shrubs and hedging to the borders. There is also an outside tap (and one to the rear) and security lighting.

The gardens really needs to be viewed to be fully appreciated but the photos certainly offer an indication of just how lovely the grounds are. The rear garden has been designed in a cottage style and is very well maintained with shaped and edged lawn combined with an abundance of colourful flowers, plants and trees and seating areas.









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Plan produced using PlanIt.



Neighbouring view.

**Please Note: Tenure: Freehold.**

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