



No.2

Rowanfields is a small exclusive cul-de-sac in a most attractive village position. Each of the four executive detached properties that share the private block-paved driveway approach were individually designed and built in 2005, with No.2 designed to resemble a contemporary barn conversion.

Within only the last three years, this unique family home has been totally refurbished throughout by the current owners to the point where it feels like a new home and the buyer will certainly benefit from all of their hard work. Even though the property is only 20 years old, all of the windows and doors were replaced in June 2023, including the glass to the front and most of the internal doors. The kitchen was re-configured and replaced along with the en-suite and the main bathroom in 2024, with beautiful new tiling. The gas fired boiler has also been replaced and is actually covered by the manufacturer's warranty until 2032.

The property has a lot of character features; with a galleried landing overlooking the entrance hall, and that fabulous large arched window to the front with bi-folding doors that gives it the un-mistakeable barn conversion style. For anyone that works from home, or is looking for an extra guest-room or a gym, there is a staircase on the back of the double garage providing access to a room above. As you can see from the photographs, the property really does benefit from a lovely large garden which is totally enclosed.

Situated within a pleasant semi-rural village position, Rowanfields is only a short walk from the local park and playing field, village stores, a superb family-run butchers and two pubs serving food.

EPC 'C' / Council Tax Band 'D'



Entrance – A new bi-folding barn door opens into the galleried **Reception Hall** - Having staircase rising to the first floor accommodation and gallery landing area, Karndean wood grain LVT flooring, radiator and under stairs storage cupboard. Double part glazed doors open through to the:

Dining Room 3.62 m x 3.02 m (11'10 x 9'10) – Having a uPVC window to the rear aspect overlooking the patio and gardens, a radiator and a continuation of the Karndean flooring from the hallway.

Breakfast Kitchen 6.39 m x 3.90 m (20'11 x 12'9) – There are uPVC windows to both the side and rear aspects as well as a uPVC stable style door to the side aspect. The flooring is of wood grain effect laminate and there are LED spotlights to the ceiling, a vertical radiator and space for an American style fridge freezer. The kitchen comprises a range of marble effect worktops with shaker style drawer and cupboard units at both base and eye level. The work surface extends into a breakfast bar with an overhang suitable for breakfast bar-stools. There is an integrated dishwasher and a dual fuel Stoves stainless steel cooking range with a gas hob, electric ovens and stainless steel extractor canopy above. There is space and plumbing beneath the work surfaces for a washing machine and tumble dryer and a ceramic sink has mixer taps over with 'metro' style wall tiling where appropriate.



Lounge 6.50m x 3.62m (21'3 x 11'10) – Has uPVC windows to the front and side aspects, Karndean flooring as in the hall and two radiators. A fireplace has a living flame gas fire inset into a marble back panel, with hearth and Adams style fire surround. Double doors open through to the:

Garden / Sitting Room 3.81m x 3.37 (12'6 x 11'0) – Has uPVC windows to the side and rear, Karndean flooring and a radiator. French doors open onto the rear garden.

Cloakroom – Has a uPVC window to the rear aspect and comprises a low flush WC and wash basin with cupboards beneath. There is a continuation of the wood grain effect flooring and a radiator.

The galleried landing overlooks the reception hall and has a radiator, LED spotlights to the ceiling and a linen cupboard. Doors are arranged off to:

Bedroom One 4.02 m x 2.90 m (13'2 x 9'6) – Has a uPVC window to the rear aspect, radiator and a range of fitted wardrobes with hanging rails, drawers and shelving.

En-Suite Shower Room – A modern suite which is fully tiled with marble effect ceramic tiling and comprises a three-piece suite of a floating wash basin with drawer beneath, low flush WC and walk-in shower unit with rain shower head and mixer hose. There is a uPVC window to the side aspect, towel rail and LED spotlights to the ceiling.

Bedroom Two 3.62 m x 3.04 m (11'10 x 9'11) – Has a uPVC window to the rear aspect and a radiator.

Bedroom Three 3.62 m x 3.01 m (11'10 x 9'10) – Has a uPVC window to the rear aspect, radiator and built-in double wardrobe.

Bedroom Four 3.62 m x 2.65 m (11'10 x 8'8) – Has a uPVC window to the front aspect, wood grain effect LVT flooring, radiator and built-in double wardrobe.

Main Bathroom - Comprises a new three-piece suite of panel bath with shower screen, rain shower head and mixer hose, floating wash basin with drawers beneath and a low flush WC. There is tiling to majority of the walls and the floor with tiled and illuminated niches ideal for bathroom products. There is a uPVC window to the front aspect, a towel rail and LED spotlights to the ceiling.

Outside – Rowan Fields is an exclusive private cul-de-sac of only four executive detached properties. A shared block paved driveway provides access to the private driveways of each individual property. No.2 has an extensive gravel driveway providing off-road parking for several vehicles and leading up to the:

Detached Double Garage - Having two up and over doors, lights and power. A staircase to the side of the garage provides access to a generous room above measuring 6.18 m x 5.10 m (20'3 x 16'8) in total with restricted headroom in part due to the sloping ceiling. This room would make an ideal home office, studio, gym or games room and has wood laminate flooring, uPVC window to the front aspect, lights, power point and two wall mounted electric heaters.

The Garden at No.2 Rowan Fields is considered to be incredibly generous compared to other properties of this age. It is enclosed by timber fencing with a wooden gate providing access to the front of the property. The garden is laid to lawn with a raised decking area closer to the property ideal for garden furniture in the warmer months. A fence has been erected to the rear of the garage to ensure that the garden is totally secure for pets and young children. It is important to point out however that this substantial lawned garden area behind the garage also forms part of the overall garden area.







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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