





For viewers looking for a substantial period property, this is a great example of how one can be updated to a beautifully presented family home without compromise to the character.

Indeed even the approach over the attractive and sheltered driveway alludes to something special - and that first impression doesn't disappoint, benefitting as it does from a wonderfully secluded plot and attractive surrounding gardens. The property also sits quite central within the grounds which allows for a generous front garden with a host of shrubs, bushes and mature trees adding some lovely character and structure, whilst also providing space from the road and some welcome shade and privacy.

For a property which has retained so many character features, the new buyer will be reassured to know that the owners have placed significant importance on energy efficiency, having replaced the old boiler with an air-source heat pump together with updated windows and radiators and recarpeting and rewiring as necessary. Prioritising these elements is of course understandable given the size of the accommodation on offer, which includes a bay-fronted lounge and dining room, study/office, plus kitchen (with central island and updated appliances), a utility, cloakroom and boot room to the ground floor alone. The first floor comprises three generous double bedrooms, each with built-in storage and views over either the garden or neighbouring fields and paddocks and a four-piece bathroom with spa-bath and separate shower.

As comprehensive as the improvements to the house have been, the owners have also invested their time heavily in the presentation of the grounds. The gardens complement the accommodation perfectly in character and offer ample space for children, pets and outdoor entertaining/dining. The garage and store room to the rear will also be of note to some viewers with hobbies to consider, or perhaps those with a classic car or motorbikes, whilst the additional hard standing could be ideal for buyers with a caravan or trailer which needs private, gated parking.

- Beautifully Refurbished Period Property
- Generous Surrounding Gardens, Neighbouring Field Views
- Garage & Extensive Secluded Parking
- Three Reception Rooms And Three Double Bedrooms
- Utility, Cloakroom And Downstairs Cloakroom
- Updated Central Heating & Water - Air Source Heat Pump
- Tenure: Freehold. EPC 'D' 64. Council Tax 'D'.

\* The property is not connected to mains drainage.











Entrance via part-glazed and feature leaded wooden door with stone lintels, leading into the:

**Entrance Hall** - Having wooden balustrade staircase to the first floor, radiator, dimmer light, coat hooks and doors arranged off to:

**Lounge 5.08m into bay x 4.25m** - The bay-fronted lounge overlooks the beautiful front garden and has an open grate fireplace with display shelving to either side, two radiators, recessed lighting, ceiling cornice and picture rail.

**Dining Room 5.16m into bay x 4.36m** - The dining room is also a lovely size and similarly features a bay window overlooking the garden and has French doors leading to the kitchen plus ceiling cornice, picture rail, two wall lights, feature electric fireplace, servant bell and wooden flooring.

**Kitchen 3.96m x 3.35m** – Featuring a double aspect with windows to the side and rear and an attractive range of ‘country cottage’ style units with work-surfaces having an inset sink/drainers with single lever mixer tap. The kitchen has been updated to include a lovely central island with shelving, drawers and solid wood work-surface. Updated appliances include the integral dishwasher, hob and oven.



A Further door from the main entrance hall also leads through to the:

**Study/ Office 4.23m x 3.32m** – Though traditionally maybe an office or study, this is a substantial third reception room which could serve a variety of uses for example as a sitting/reading room, therapy space or even an occasional bedroom.

Returning to the main hall, a further door leads to the inner lobby having **Pantry** with shelving and light, doors to the kitchen and boot room.

**Boot Room 3.80m x 1.26m** - With uPVC door and windows overlooking the rear garden and patio, tiled floor and door to the utility.

**Utility Room 2.73m x 2.11m** - Comprising a quarry tiled floor, uPVC windows to both side and an inset sink with cupboard below. There are spaces for a washing machine and tumble dryer. The utility also houses Mitsubishi air-source heat pump system and has a door to the: Cloakroom – uPVC obscured window and low-level WC.

**First Floor Accommodation - Landing** – The galleried landing with double aspect windows enjoys plenty of natural light, which is further enhanced by the light, neutral décor. Doors are arranged off to:

**Bedroom One 4.29m x 4.28m** – With all three double bedrooms being of similar size, the master bedroom would be a purely personal preference. Bedroom one includes a Victorian style feature fireplace with tiled inset, picture rail, radiator, servant bell and built-in storage.

**Bedroom Two 4.31m x 4.26m** – Bedrooms one and two both enjoy views over the front garden, with bedroom two similarly featuring a Victorian style fireplace with tiled inset, picture rail, radiator, servant bell and built-in storage.









**Bedroom Three 4.28m x 3.36m** – With uPVC window overlooking the rear garden and neighbouring views. Radiator, feature fireplace and built-in storage.

**Bathroom 4.25m red. to 3.64m x 3.35m** – In keeping with the proportions of the other rooms, the bathroom is a lovely size and comprises a white suite of panel spa bath with jets and a centrally mounted Victorian style mixer tap and shower attachment, one-and-a-half size shower enclosure with folding door, close-coupled WC and pedestal hand basin. Radiator, tiling as appropriate and built-in cupboard.

## Outside

The property is approached over an extensive gravel driveway which provides an abundance of parking to front of the property, in addition to the hard standing at the rear.

The generous front garden combines shaped lawn with a host of shrubs, bushes and mature trees which add some lovely character and structure, whilst also providing space from the road and some welcome shade and privacy. The garden extends along the right side of the property through a hand gate to an attractive formal lawn area with garden shed and a low hedge, beyond which lies neighbouring open views. The immediate rear of the property can also be accessed through gates from the driveway and offers significant hard standing, plenty of seating/ dining space and gives access to the detached **Garage** - With double wooden doors and door to the integral store room (currently a wood store), both having light and power.







## NOTE:

**The vendors have made us aware that the neighbouring property has a vehicular right of access over the driveway.**

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