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Offering over 4000 square foot of interior accommodation, comprising in brief of reception hall, sitting room with oak panelling, beautifully appointed breakfast kitchen with Range Master oven, utility room, dining room with views over the rear gardens, Living room with inglenook fireplace, playroom, cloaks/WC. Galleried landing, master bedroom suite with dressing room and en-suite. Four further bedrooms and two further bathrooms. Benefiting from a south facing 0.30 acre plot and quadruple sized garage, the perfectly situated location of the property allows for easy access and walking distance to many of the local amenities the village has to offer.



**ABODE**  
SALES & LETTINGS

## SUMMARY

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## RECEPTION HALL

27'4" x 16'5"

With two double glazed window units to the front elevation, two central heating radiators, balustrade dogleg staircase rising to the first floor landing with a large under stairs storage cupboard, smoke alarm, oak panelled flooring throughout, opening leading to:

## SITTING ROOM

14'3" x 11'7"

With three double glazed units to front and side elevations, oak panelled flooring throughout, central heating radiator and TV aerial point.

## BREAKFAST KITCHEN

25'11" x 14'0"

With oak panelled flooring throughout, two double glazed window units to the front elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with granite drop edge, preparation work surfaces and complementary tiling surrounding, a range of integrated appliances includes a stainless steel sink and drainer with mixer tap, Five ring Rangemaster cooker with oven, grill and extractor hood, space for further freestanding appliances, wine fridge, dishwasher, spotlighting to ceiling, two central heating radiators, intercom telephone system with remote gated entry, door leads to:

## UTILITY ROOM

12'3" x 7'3"

With three double glazed windows to the side elevation, double glazed stable door, complementary tiled flooring throughout, a range of matching base and eye level storage cupboards and drawers with drop edge Corean work surfaces.



## DINING ROOM

18'0" x 14'0"

The bespoke oak framed dining room features floor to ceiling double glazing, with units to side and rear elevations, central heating radiator, spotlighting to ceiling and double glazed double doors opening onto the wonderfully landscaped gardens.

## LOUNGE

23'2" x 19'8"

Featuring triple aspect views with double glazed windows to rear and side elevations and double glazed double doors leading to the rear patio, the focal point of the room being the inglenook fireplace with a cast-iron log, burning stove, exposed brick backing and tiled hearth with LED down lighting, TV aerial point, and two central heating radiators.







#### **PLAY ROOM**

11'5" x 7'6"

With a double glazed window to the side elevation and central heating radiator.

#### **CLOAKS W.C.**

With oak panelled flooring throughout, double glazed frosted window to the side elevation, low-level WC, with continental flush, floating wash hand basin with mixer tap, central heating radiator, extractor fan and spotlighting to ceiling.

#### **MASTER BEDROOM**

19'8" x 13'8"

Featuring dual aspect views to both side and rear elevations, with three double glazed window units and central heating radiator.

#### **DRESSING ROOM**

8'10" x 7'2"

With a double glazed window to the side elevation, central heating radiator, featuring a range of built-in fitted single and double wardrobes, comprising of hanging rails and shelving, spotlighting to ceiling, door leads to:

#### **MASTER EN-SUITE**

10'5" x 7'2"

With a frosted double glazed window to the side elevation, featuring a three-piece shower room suite, comprising of low-level WC, vanity wash hand basin with marble top and chrome mixer tap, double walk-in shower cubicle with glass screen, waterfall showerhead, and complementary tiling to wall coverings, Milano Windsor central heating radiator, access into loft space via loft hatch, spotlighting to ceiling, complementary tiling to floor and wall coverings and useful cloaks cupboard with shelving.

#### **BEDROOM TWO**

17'4" x 13'1"

With two double glazed windows to front and side elevations, two central heating radiators, spotlighting to ceiling, TV aerial point, door leads to:

#### **JACK AND JILL EN-SUITE**

15'5" x 5'6"

With a double glazed frosted window to the front elevation, featuring a three-piece shower room suite, comprising low-level WC with Continental flush, walk in shower cubicle with glass screen and waterfall shower head, vanity wash hand basin with mixer tap and base level storage, complementary tiling to both floor and wall coverings, anthracite central heating radiator, spotlighting to ceiling with built-in extractor, door leads to:



#### **BEDROOM THREE**

15'5" x 11'4"

With a double glazed window to the front elevation, central heating radiator, spotlighting to ceiling.

#### **BEDROOM FOUR**

14'2" x 12'6"

With two double glazed windows to the rear elevation, central heating radiator, TV aerial point, spotlighting to ceiling, access into loft space via loft hatch, door leading to:

#### **EN-SUITE THREE**

Featuring a three-piece shower room suite, comprising of low-level WC, with Continental flush, pedestal wash hand basin with mixer tap and tiled splashback, corner shower cubicle with curved glass screen, complementary tiling to wall covering, built-in extractor, central heating radiator and spotlighting to ceiling.

#### **BEDROOM FIVE**

13'3" x 10'10"

With a double glazed window to the front elevation, TV aerial point and spotlighting to ceiling.

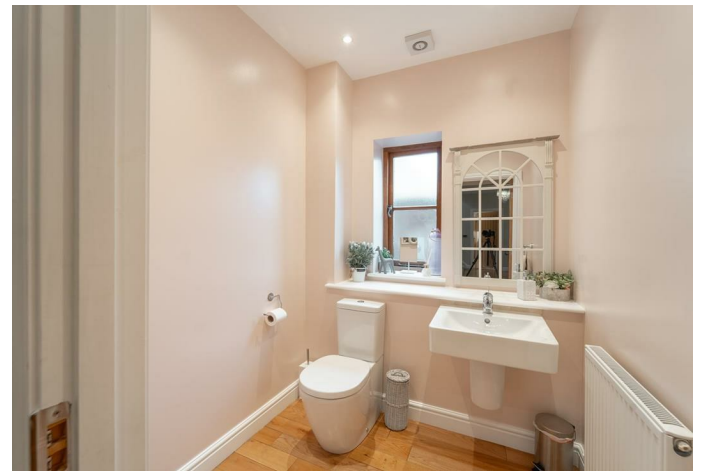
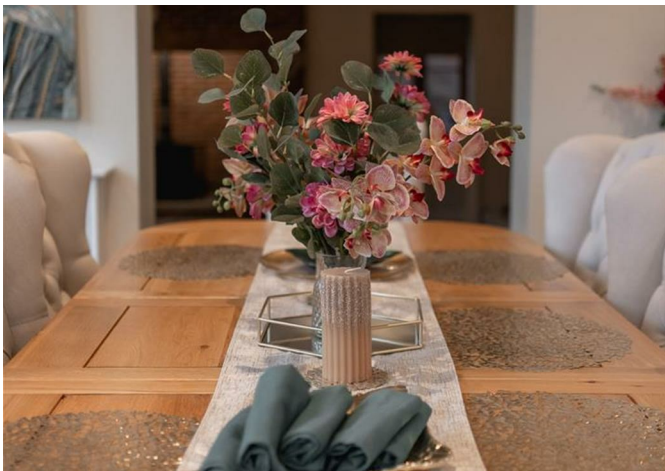
#### **OUTSIDE**

On approach, the property is situated on the corner of Station Road and Chapel Lane. Benefiting from a 0.3 acre plot, the property can easily be identified by the bespoke Lychgate to the front of the boundary. The property can also be accessed from the rear, off Chapel Lane, via an electric double gated entry leading to the detached quadruple sized garage.

The frontage features spacious laid to lawn gardens with a pathway leading to the front entry, with slate pebble border. The mature hedgerows surrounding the boundary provide a good degree of privacy. To the side is a secure gated entry leading to the rear. The landscaped rear garden features an Indian stone, entertaining paved patio area leading to a garden which is laid to lawn. The wrought iron fencing provides a useful pet friendly enclosure. Circulating the large detached garage is a blocked paved driveway and surrounding gardens with mature hedgerows and shrubbery. The garden faces directly south, providing ample natural light.

#### **GARAGE**

The detached garage is separated into two parts. The first of which is accessed from the rear of the property, via electric double gates (measuring 17'2" x 18'). Internal access leads to a further double garage with two electric roller doors to the side elevation (measuring 23' 9" x 18') fronting onto the spacious driveway. There is ample storage, overhead space and power.

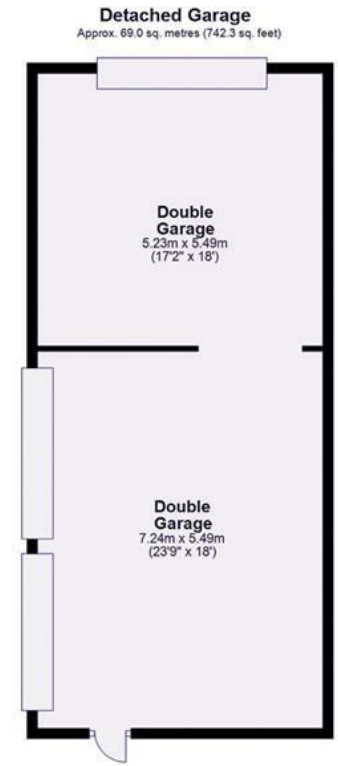
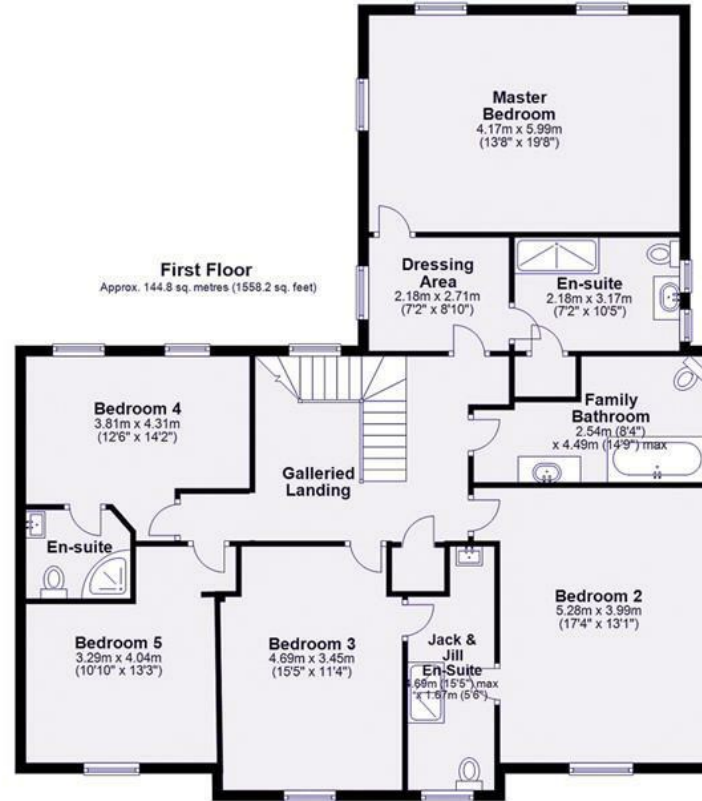
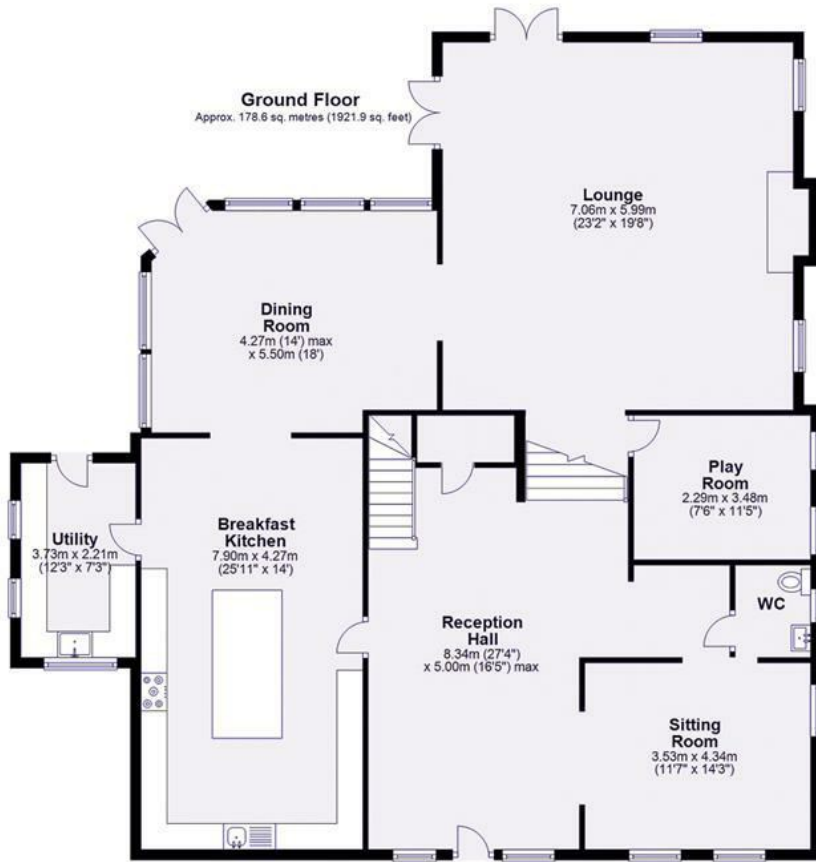




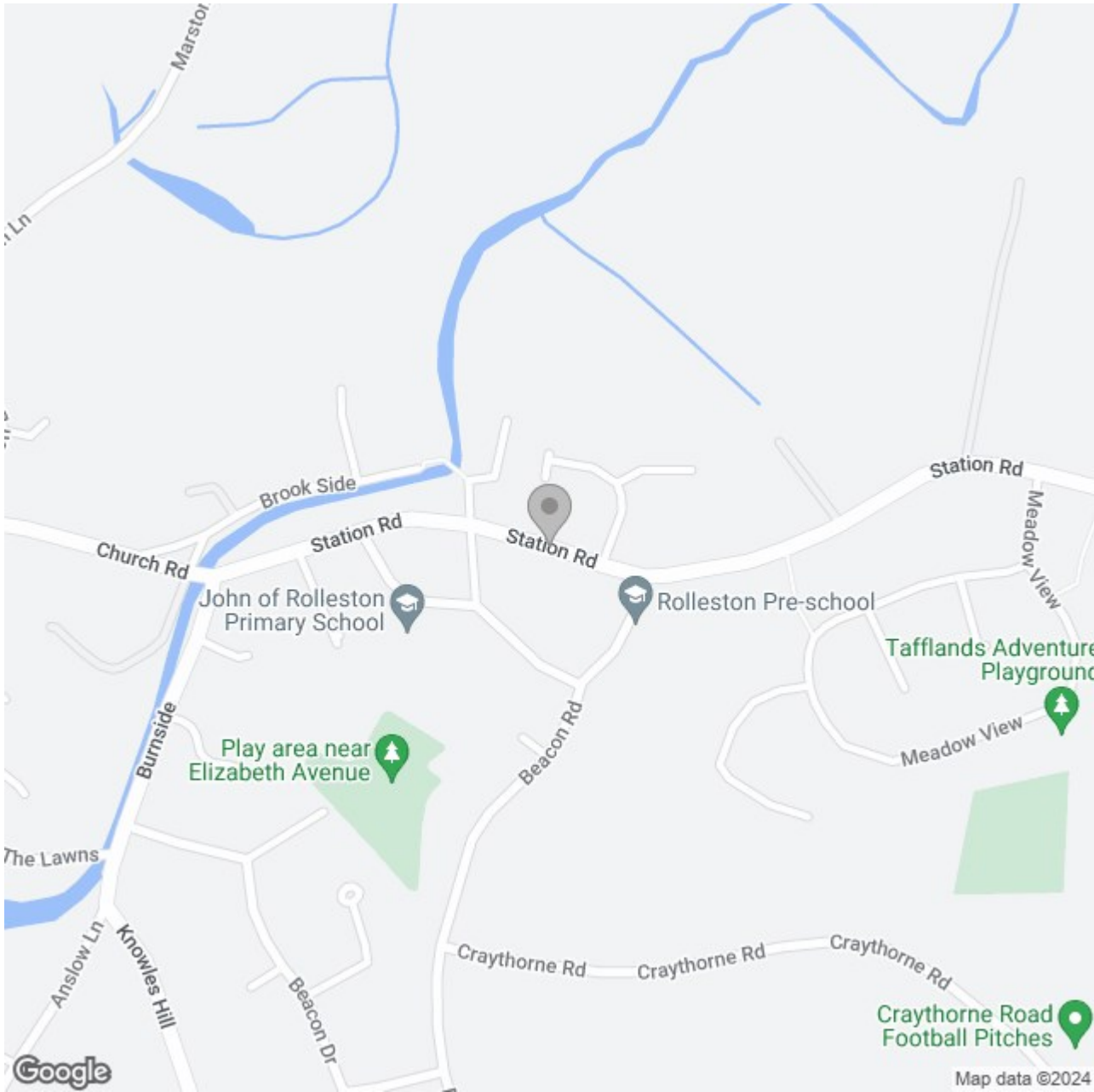












## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	