





**** FOUR BEDROOM TRADITIONAL FAMILY HOME ****
MANY ORIGINAL FEATURES ** SPACIOUS 0.25 ACRE
PLOT ** LARGE OUTBUILDING **

Step inside this charming traditional family home that combines classic elegance with well-maintained interior. On entry, a beautiful attraction is the original staircase, a beautiful centerpiece with crafted banisters that give a touch of grandeur. Stay cozy with log burners spread throughout, offering warmth and a cosy family feel. The ceilings feature detailed coving, adding sophistication to each room and the addition of an orangery brings in lots of natural light from the west facing garden, making the whole space feel bright and open. To the first floor are four double sized bedrooms with four piece family bathroom and en-suite to master.

Situated throughout the plot are various brick and timber framed outbuildings, offering a range of usage to the discerning buyer. Having recently undergone a newly fitted roof, the property also benefits from gas central heating and double glazing throughout, in the form of bespoke sash and stained glass windows.



Viewings on this property are strictly by appointment only and can be arranged by contacting Abode Estate Agents.



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Lounge

With a UPVC double glazed bay window to the front elevation, central heating radiator x2, the focal point of the room being the cast iron multi fuel log burning fireplace with marble surround, coving and ceiling rose to ceiling and TV aerial point.

Sitting Room

A room which offers a multitude of purposes to the discerning buyer, currently used as a separate room but could equally be used as a formal dining room. The room features two double glazed windows to side and rear elevations, two central heating radiators, the focal points of the room being the feature fireplace with an Adam style surround.

Kitchen/Diner

With a double glazed sash window to the rear elevation, the kitchen fixtures a range of matching oak base and eye level storage cupboards and drawers with granite effect drop edge preparation with surfaces and complementary tiling surrounding. A range of integrated appliances includes a five ring Rangemaster gas cooker, and hob, composite sink drainer and mixer tap, space for further freestanding white goods. To the dining and living space is a focal point cast-iron multi log burning fireplace (available by separate negotiation), built storage with eye level shelving, central heating radiator, internal door leading down to the cellar, carbon monoxide detector, TV aerial point, internal doors lead to:

Orangery

With double glazed windows to side and rear elevations and double glazed doors leading to the rear patio, complementary tiling throughout with LED spotlighting ceiling and a double glazed orangery glass roof with retractable window units.



Utility Room

With a frosted double glazed sash UPVC unit to the front elevation, and a further glazed sash window to the side elevation, central heating radiator, complementary tiling throughout, matching base and eye level storage cupboards with drop edge preparation work, surfaces and tiling surrounding, composite sink and mixer tap, plumbing space for freestanding undercounter white goods, in housing is the electrical consumer unit, internal door leads to:







Cloaks/WC

With a double glazed frosted sash unit to the side elevation, low level WC, floating wash hand basin with mixer tap and central heating radiator.

Landing

With a double glazed sash window to the front elevation, smoke alarm, access into loft space via loft hatch, central heating radiator, door leading into a useful storage room, this could used as a small office or simply for storage. The room has a UPVC double glazed stained glass window to the front elevation. Leading from the main landing are door entries leading into:

Bedroom One

With two double glazed windows to front and side elevations. The window to the front elevation has double glazed frosted stained glass windows and the side has a sash double glazed unit. Two central heating radiators, a range of built-in double fitting wardrobes comprising of hanging rails and shelving with overhead storage cupboards, internal door leads to:

En-suite

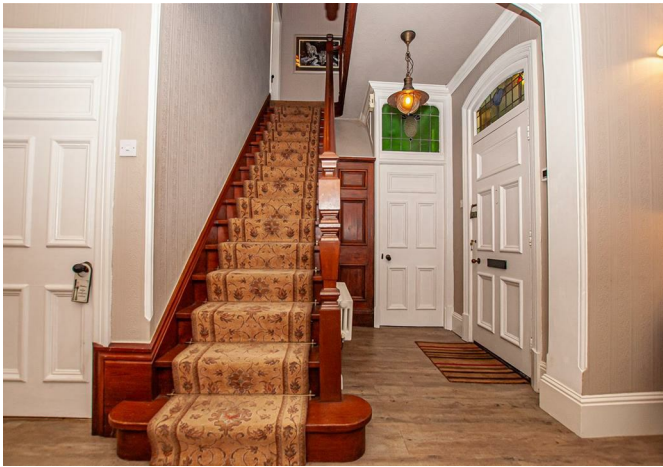
With a three-piece shower room suite, comprising of low-level WC, pedestal wash hand basin with mixer tap, enclosed shower cubicle with folding glass screen, electric shower over and complementary tiling to wall coverings, shaving point, extractor fan, and heated towel radiator

Bedroom Two

With two double glazed sash windows to side and rear elevations, central heating radiator, built-in double wardrobe comprising of eye level shelving and overhead storage.

Bedroom Three

With a double glazed sash window to the rear elevation, central heating radiator, built double wardrobe, comprising of hanging rails, shelving and overhead storage, original corner feature fireplace, TV aerial point and telephone point.



Bedroom Four

With a double glazed sash window to the rear elevation, central heating radiator, TV aerial point and built-in double wardrobe, comprising of hanging rails, shelving and overhead storage.

Bathroom

With two frosted double glazed sash windows to front and side elevations, featuring a four piece family bathroom suite, comprising of low level WC, freestanding roll top bath unit with claw feet and chrome tap fittings and showerhead attachment, floating wash hand basin with chrome tap fittings and mixer tap, corner shower cubicle with waterfall showerhead, glass screen, and complementary tiling to both floor and wall coverings, chrome heated radiator and extractor fan.

Outside

The traditional family home is pleasantly bounded by wrought iron fencing surrounding the frontage. Brick pillars leads into a spacious driveway with room and turning circle space for several vehicles. The block paved driveway has a brick retaining wall with soil beds, housing a variety of mature shrubs. Wrought iron gated access to the right elevation leads to two use outbuildings. The pathway eventually leads to the rear, whereby a hardstanding base leads to a detached timber framed outbuilding, currently used as small dog grooming business. The internals are very easily returned to their original usage, or depending on the discerning buyer could be utilised for many other hobby/business related interests. The gardens are mainly laid to lawn, with a wonderful pizza oven and log store. The flat lawn and gravelled boundaries make it perfect for larger families and the raised patio which enjoys lovely views over the greenery makes for an ideal entertaining space. Situated to the side is also a further timber framed garden storage shed.



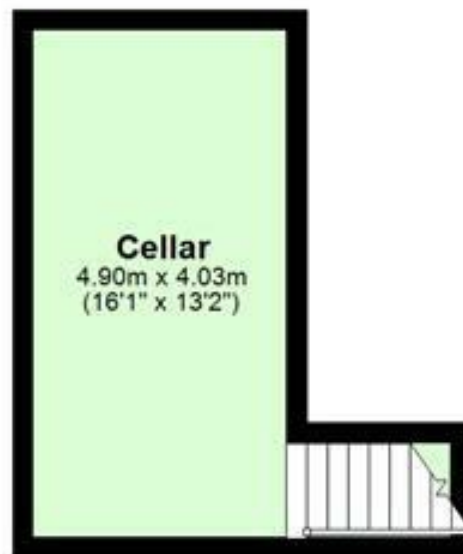






Cellar

Approx. 13.4 sq. metres (144.4 sq. feet)

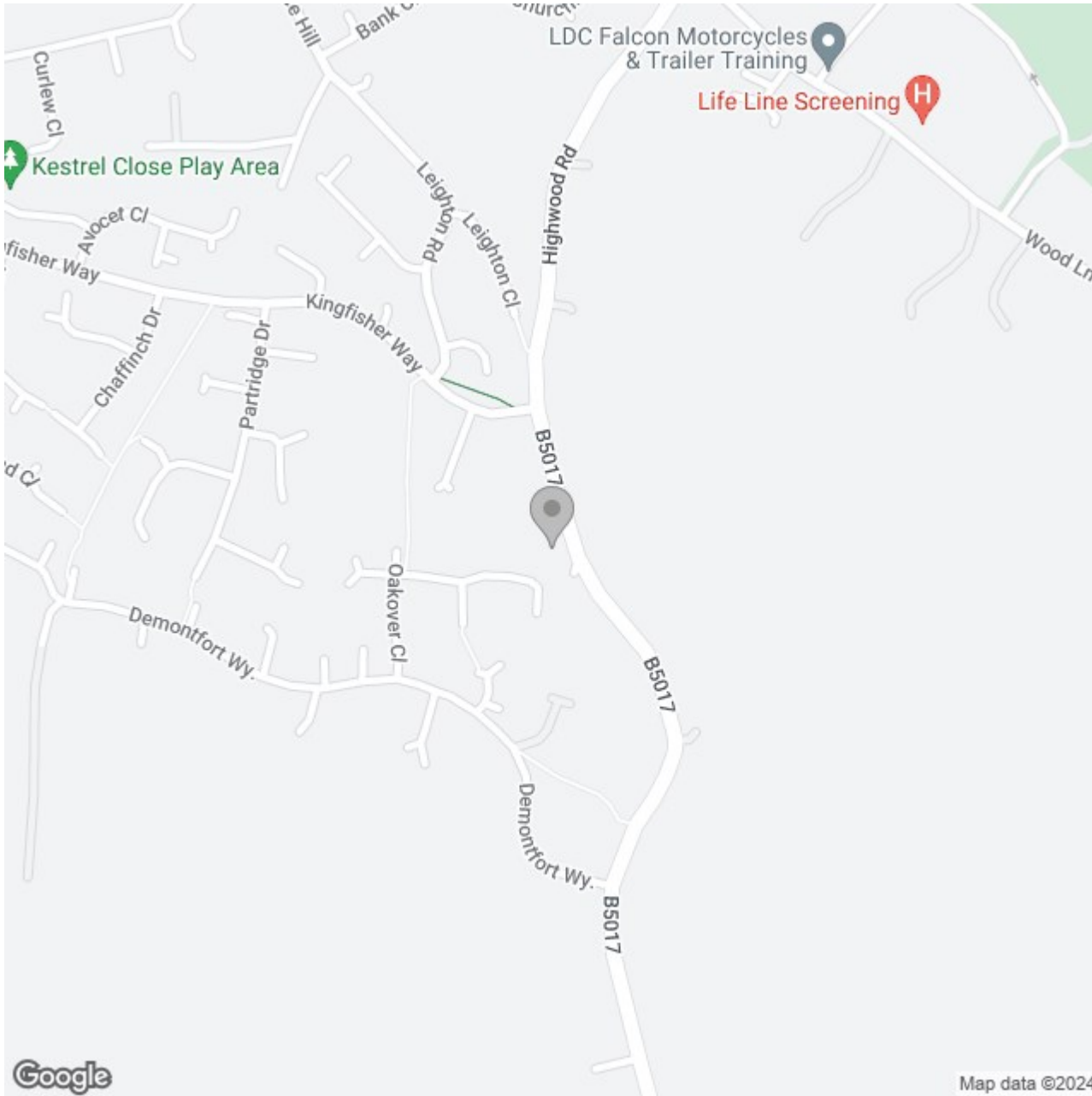




First Floor

Approx. 96.7 sq. metres (1040.4 sq. feet)





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	