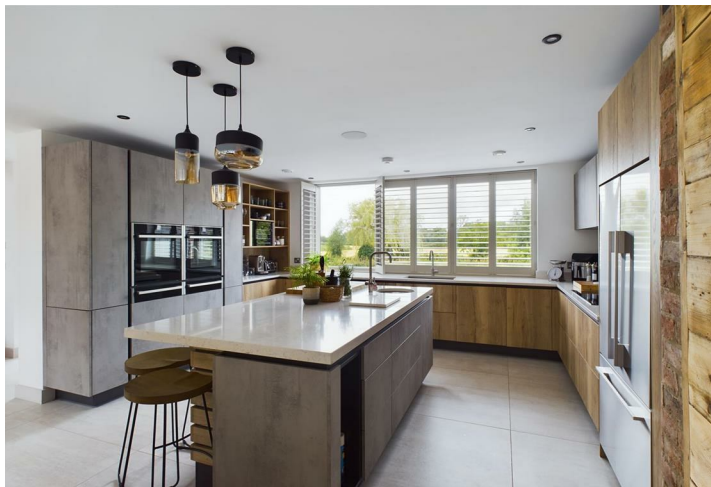






A magnificently appointed high specification detached residence, situated upon an elevated plot with views over adjoining countryside. The facade, adorned with natural materials such as stone and timber cladding, combined with brick and tiled roof with oak framed porch and oak car port, gives character exuding with contemporary flair.

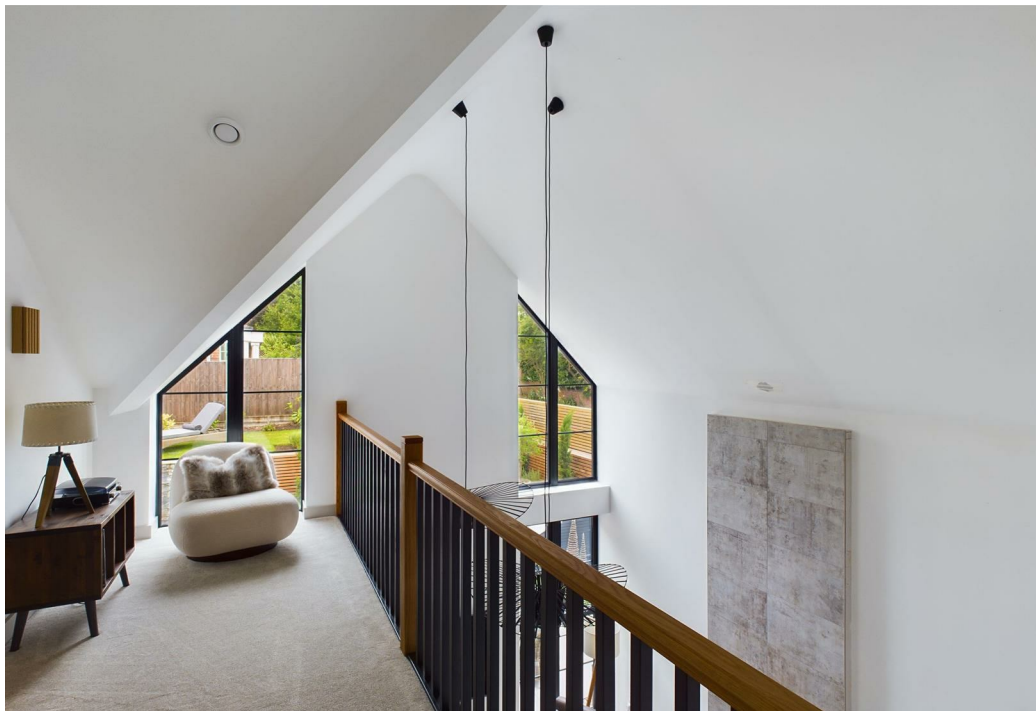


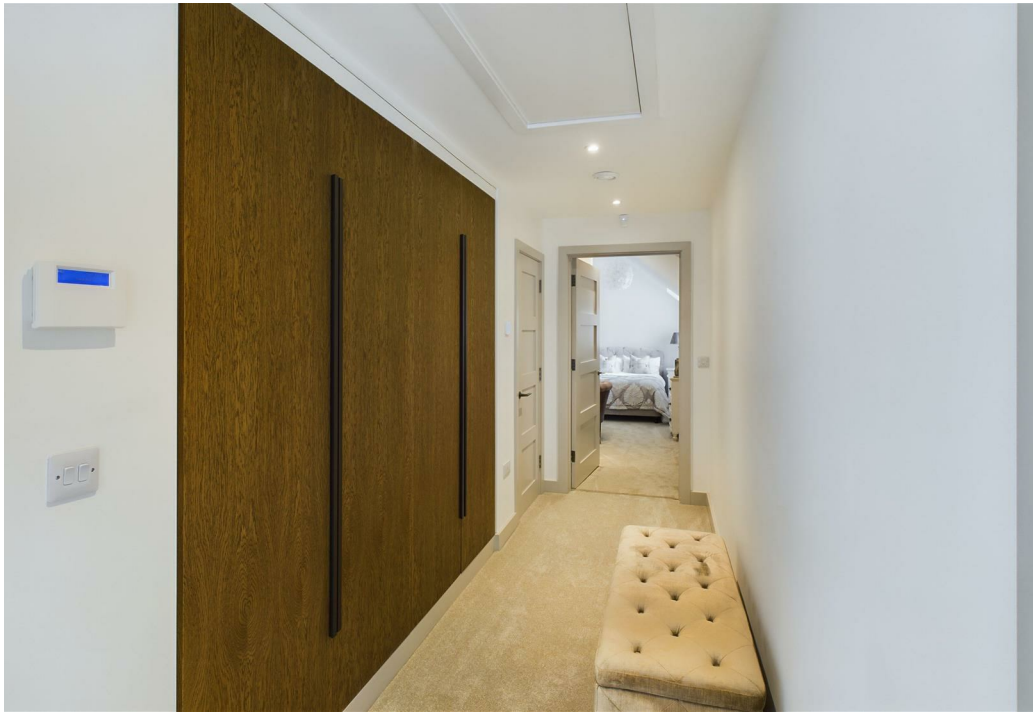


















**Approximate total area<sup>(1)</sup>**

145.89 m<sup>2</sup>  
1570.37 ft<sup>2</sup>

**Reduced headroom**

0.42 m<sup>2</sup>  
4.49 ft<sup>2</sup>

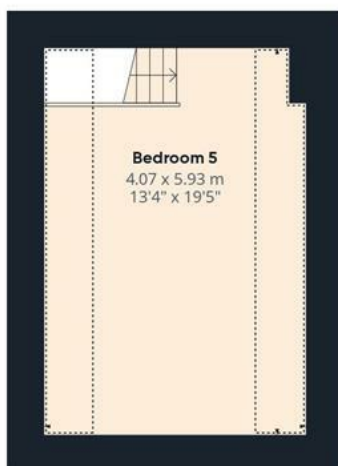
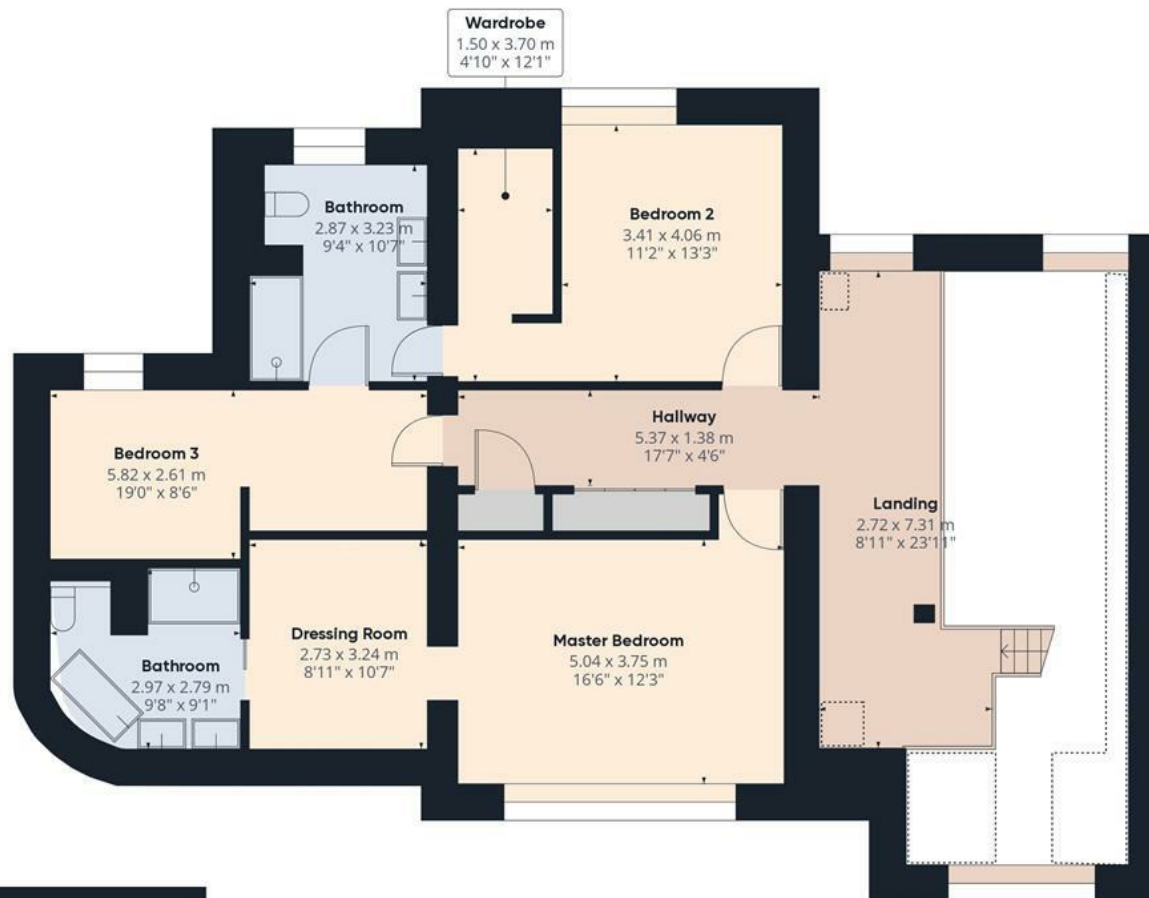
(1) Excluding balconies and terraces.

⊞ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

128.31 m<sup>2</sup>  
1381.14 ft<sup>2</sup>

**Reduced headroom**

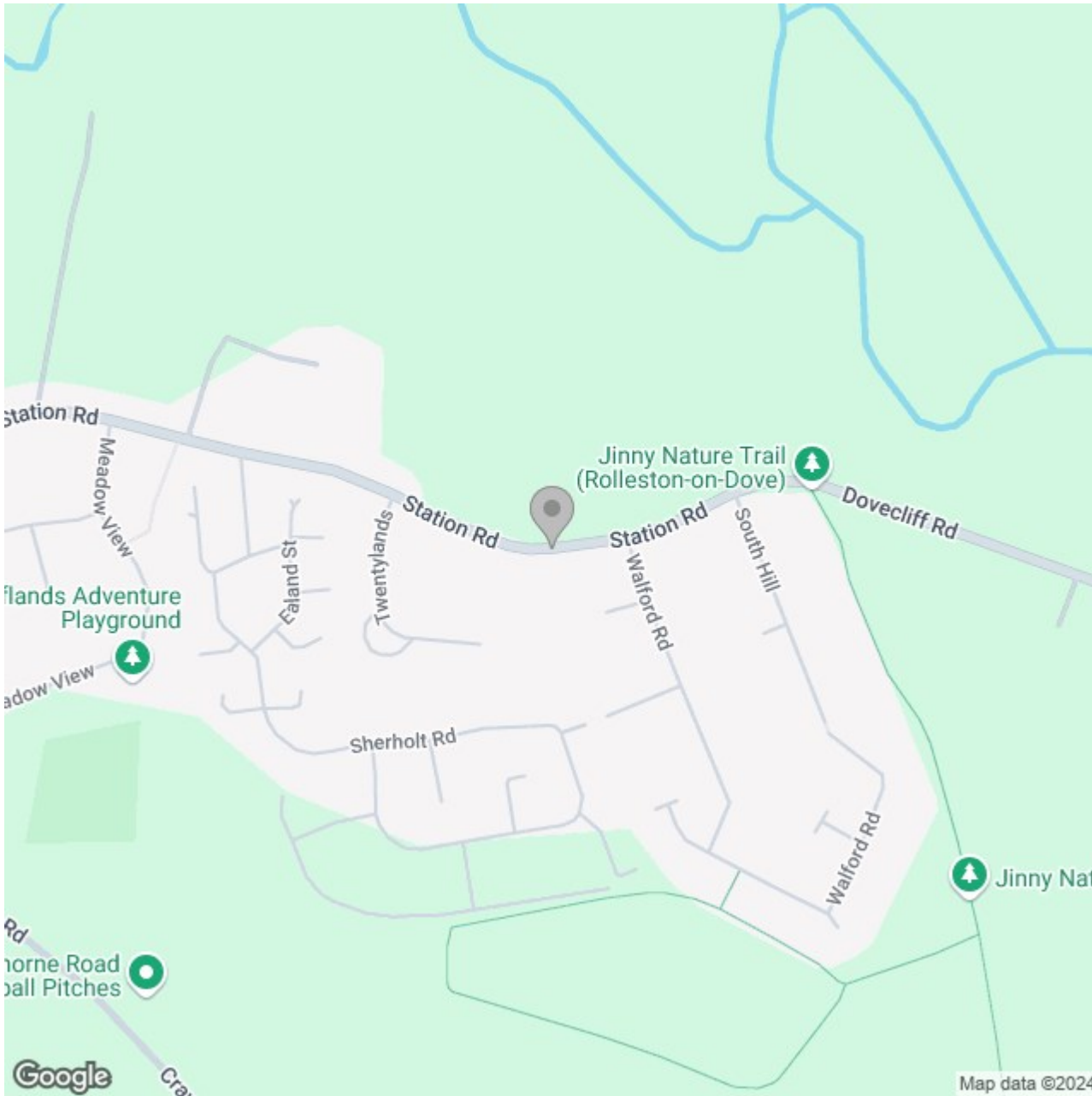
10.54 m<sup>2</sup>  
113.43 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	