







\*\*\*\* UNIQUE FAMILY HOME SET ON A THIRD OF AN ACRE \*\*\*\*  
Beautifully presented four double bedroom property offering an entrance hall, lounge, dining room and family room/office. Fitted breakfast kitchen open through to the garden room with a log burner, utility room and a guest cloakroom. Four first floor bedrooms, en suite shower room and a family bathroom with bath and enclosed shower. The garden wraps around the property with lovely lawns and seating areas, covered hot tub area and a double detached garage. Ample parking with an in and out drive. A VIEWING APPOINTMENT IS HIGHLY RECOMMENDED.





## HALL

Entrance door into the hall with stairs to the first floor, tiled floor, radiator, double glazed window and storage cupboards.

## LOUNGE

Feature exposed brick fireplace housing a gas stove, two radiators and two double glazed windows.

## DINING ROOM

Feature Adams style fireplace, radiator, double glazed windows and patio doors onto the garden.

## FAMILY ROOM/OFFICE

Double glazed window, radiator and storage area.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Range style cooker with extractor hood, tiled floor, radiator, upvc double glazed window, door to the utility room and open to the garden room.

## GARDEN ROOM

Log burner, tiled floor, upvc double glazed windows and a door to the rear lobby.

## LOBBY

Stable door to the garden, storage cupboard and door to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator and window.



## FIRST FLOOR LANDING

Storage cupboard, double glazed windows and doors to -

## BEDROOM I

Upvc double glazed windows with amazing views, radiator and door to -

## EN SUITE

Enclosed shower, low flush wc, wash hand basin, chrome ladder style radiator and a upvc double glazed window.











### BEDROOM 2

Fitted bedroom furniture, radiator and upvc double glazed window with views over the fields.

### BEDROOM 3

Upvc double glazed window and a radiator.

### BEDROOM 4

Upvc double glazed window and a radiator.

### BATHROOM

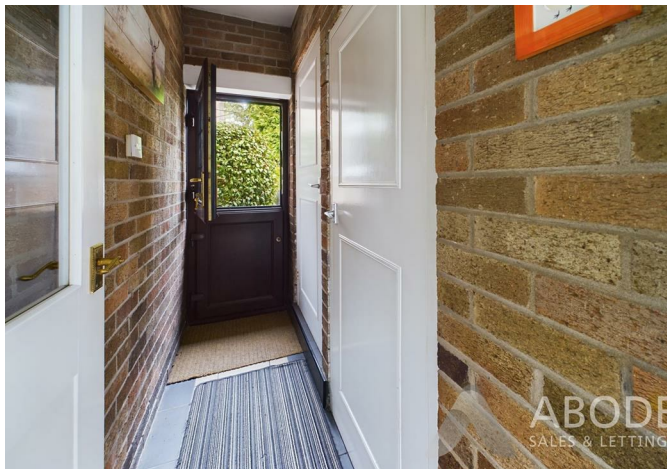
Panel enclosed path with a shower attachment, double shower cubicle, wash hand basin, low flush wc, radiator and two upvc double glazed windows and loft access.

### OUTSIDE

Situated on a third of an acre plot comprising an in and out drive, ample parking and a detached double garage with two up and over doors and roof storage and EV charger. The garden wraps around the property offering lawns with established plants and shrubs, seating areas and a covered hot tub area.











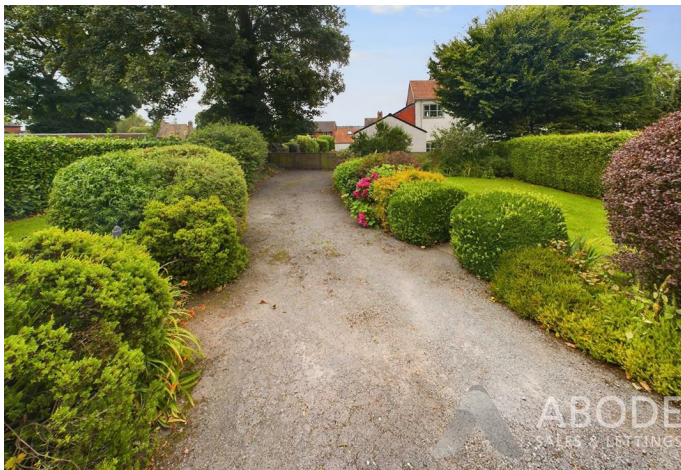












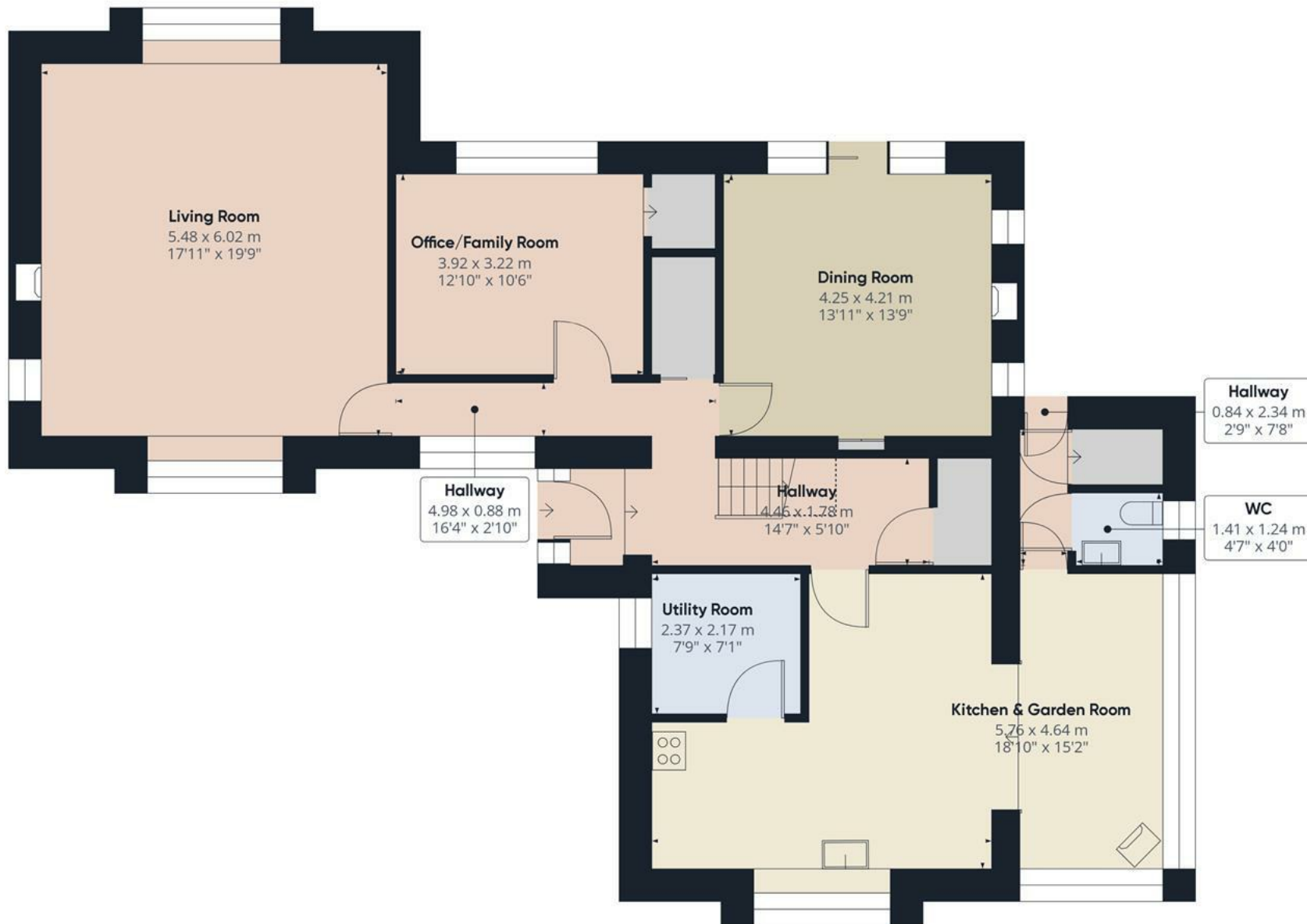












**Approximate total area<sup>(1)</sup>**

128.89 m<sup>2</sup>  
1387.36 ft<sup>2</sup>

**Reduced headroom**

1.46 m<sup>2</sup>  
15.72 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

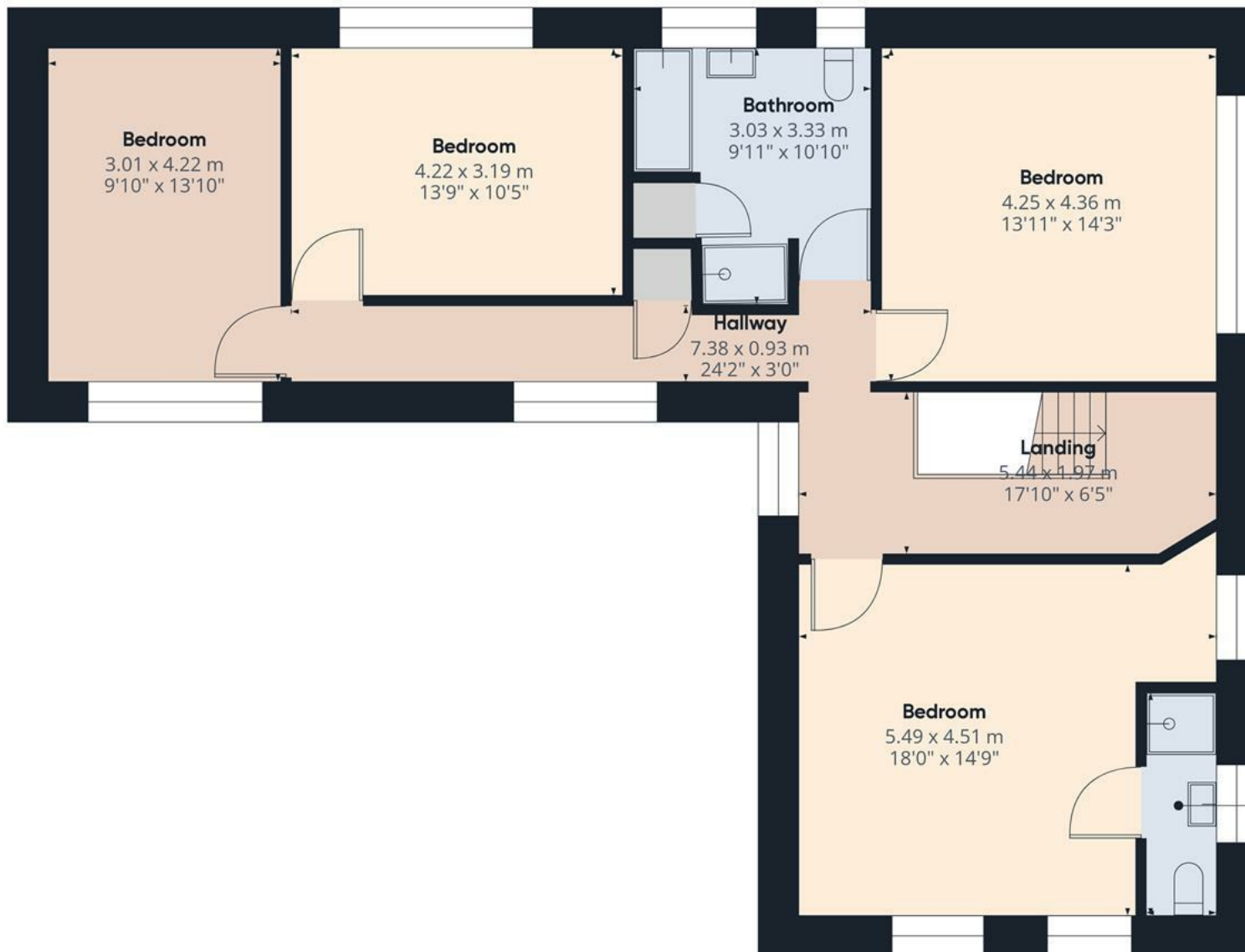
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

Floor 0





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

95.67 m<sup>2</sup>  
1029.78 ft<sup>2</sup>

(1) Excluding balconies and terraces

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**GIRAFFE360**

**Floor 1**



