







Set in the heart of the highly desirable village of Doveridge, this exceptional traditional cottage has been sympathetically maintained to a superior standard throughout. Rich in character and charm, the property effortlessly blends original period features with high-quality modern finishes, making it a perfect home for those seeking a stylish yet cosy countryside retreat.

The interior is filled with natural light and showcases a host of beautiful features, including exposed beams, oak panel flooring, and traditional latch doors. The main living area is a warm and inviting space, centred around a striking Esse cast-iron log burning stove set within an exposed brick fireplace with solid oak mantle—offering both comfort and character.

To the rear, French doors open onto a beautiful and relaxing patio area, perfect for alfresco dining or morning coffee. A charming garden pathway leads through a long, well-maintained garden with extensive areas laid to lawn, creating a wonderfully private and peaceful outdoor retreat. This garden offers an ideal blend of usable space and tranquillity, rarely found in village settings.

The extended kitchen and dining area provides a superb open-plan space for both everyday living and entertaining. Finished with contemporary tiled flooring and equipped with a range of integrated appliances, the space complements the character of the home while delivering modern functionality. Throughout the upper floor, the cottage continues to impress with exposed A-frame timberwork, original fireplaces, and thoughtfully designed storage solutions, all contributing to the property's timeless charm.

This beautifully presented home is a rare find in such a sought-after location, combining heritage features with practical modern living, all set within the friendly and well-connected village of Doveridge.



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SALES & LETTINGS



## Lounge

Enjoying an abundance of natural light through a UPVC double glazed window to the front elevation, this inviting reception room showcases rich oak panelled flooring and an array of charming period features. The centrepiece is the impressive Esse cast-iron log burning stove, set against an exposed brick backdrop with a solid oak timber mantle—offering both warmth and visual appeal.

Exposed ceiling beams and trusses lend a sense of heritage and rustic elegance, while modern touches such as dimmer switch lighting blend old with new. Neatly housed within the room are the water stop tap, water meter, and the electrical consumer unit with electric meter, providing easy access without compromising the aesthetics.

An internal latch panel door leads seamlessly to the next area of the home, continuing the flow of character and comfort.











### Kitchen/Diner

This beautifully extended kitchen and dining space boasts tasteful tiled flooring throughout, creating a clean and contemporary feel. The kitchen is well-equipped with an array of matching base and eye-level units, paired with roll-top wood-block effect work surfaces and complementary wall tiling, offering both style and practicality.

Integrated appliances include a four-ring electric hob, oven/grill, fridge, freezer, and extractor fan, alongside a one and a half bowl ceramic sink with mixer tap. There's also plumbing in place for additional freestanding white goods. Timber panelling adds character to the lower wall coverings, while exposed beamwork overhead provides a rustic charm. A central heating radiator ensures year-round comfort.

UPVC double glazed French doors open from the dining area onto the generous rear garden, seamlessly connecting indoor and outdoor living spaces — perfect for family life or entertaining guests.

### Landing

The landing serves as a central link between the upper rooms, finished with attractive oak-effect panel flooring. Showcasing the home's character, original beamwork is proudly on display, enhancing the rustic charm.

Thoughtful storage solutions include a built-in cupboard with hanging rail and overhead shelving—ideal for linens or seasonal items. Additional open shelving offers practical display or storage space, while a fitted smoke alarm ensures safety and peace of mind. Internal latch panel doors lead to the surrounding rooms, maintaining the property's consistent period style throughout.



### Bedroom One

The bedrooms continue the charming aesthetic found throughout the home, with a UPVC double glazed window to the front elevation allowing for plenty of natural light. Rich in character, they feature traditional panelled doors, beautiful original fireplace, and exposed A-frame timberwork—believed to date back to the property's former thatched-roof heritage. These exposed beams serve as a stunning reminder of the home's historic roots.

Practicality meets charm with a built-in wardrobe complete with hanging rail, shelving, and a TV aerial point. A further storage cupboard houses the hot water tank and includes additional handy shelving. The space is comfortably heated by a central radiator, and a loft hatch offers access to additional storage above.

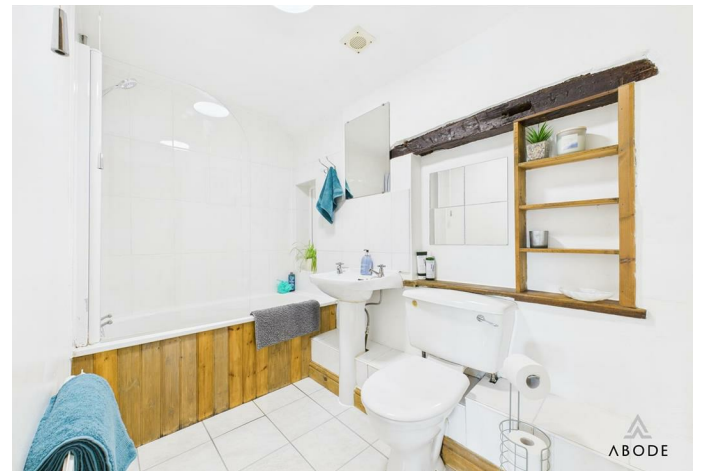
### Bedroom Two

A bright and peaceful room enjoying lovely views over the rear garden through a UPVC double glazed window. Additional features include a central heating radiator and access to the loft space via a ceiling hatch.

### Bathroom

A well-presented space featuring a three-piece suite comprising a low-level WC, wash hand basin with vanity unit, and a panelled bath with electric shower and glass screen. Complementary tiling to the walls, a central heating radiator, and an extractor fan complete the room.









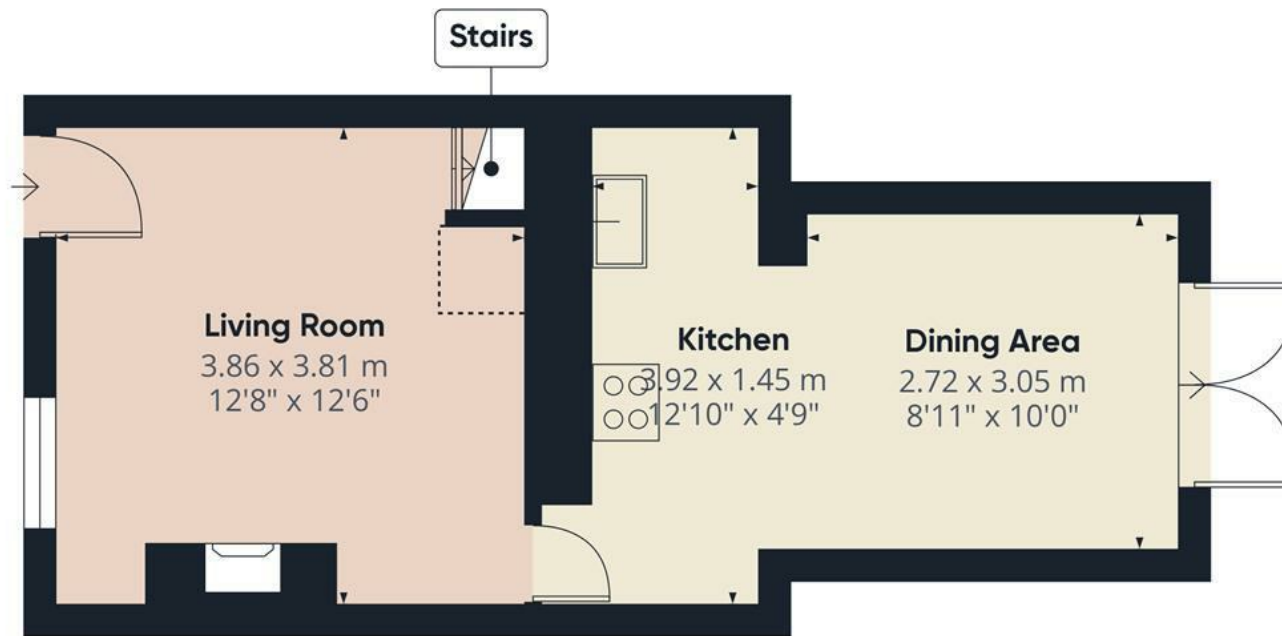




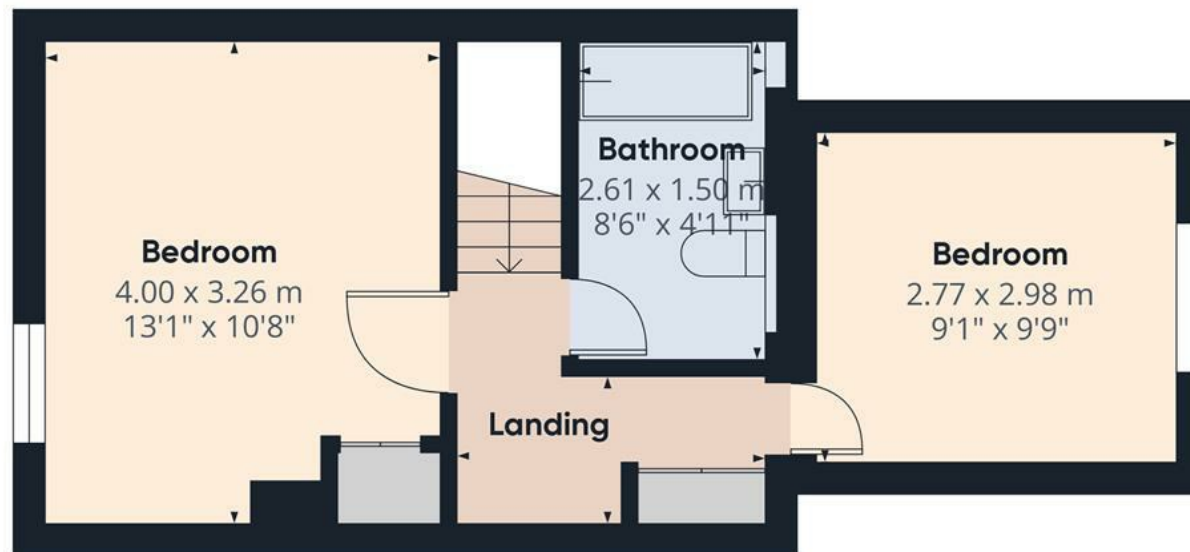








Floor 0



Floor 1



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

57.27 m<sup>2</sup>

616.44 ft<sup>2</sup>

**Reduced headroom**

0.47 m<sup>2</sup>

5.04 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

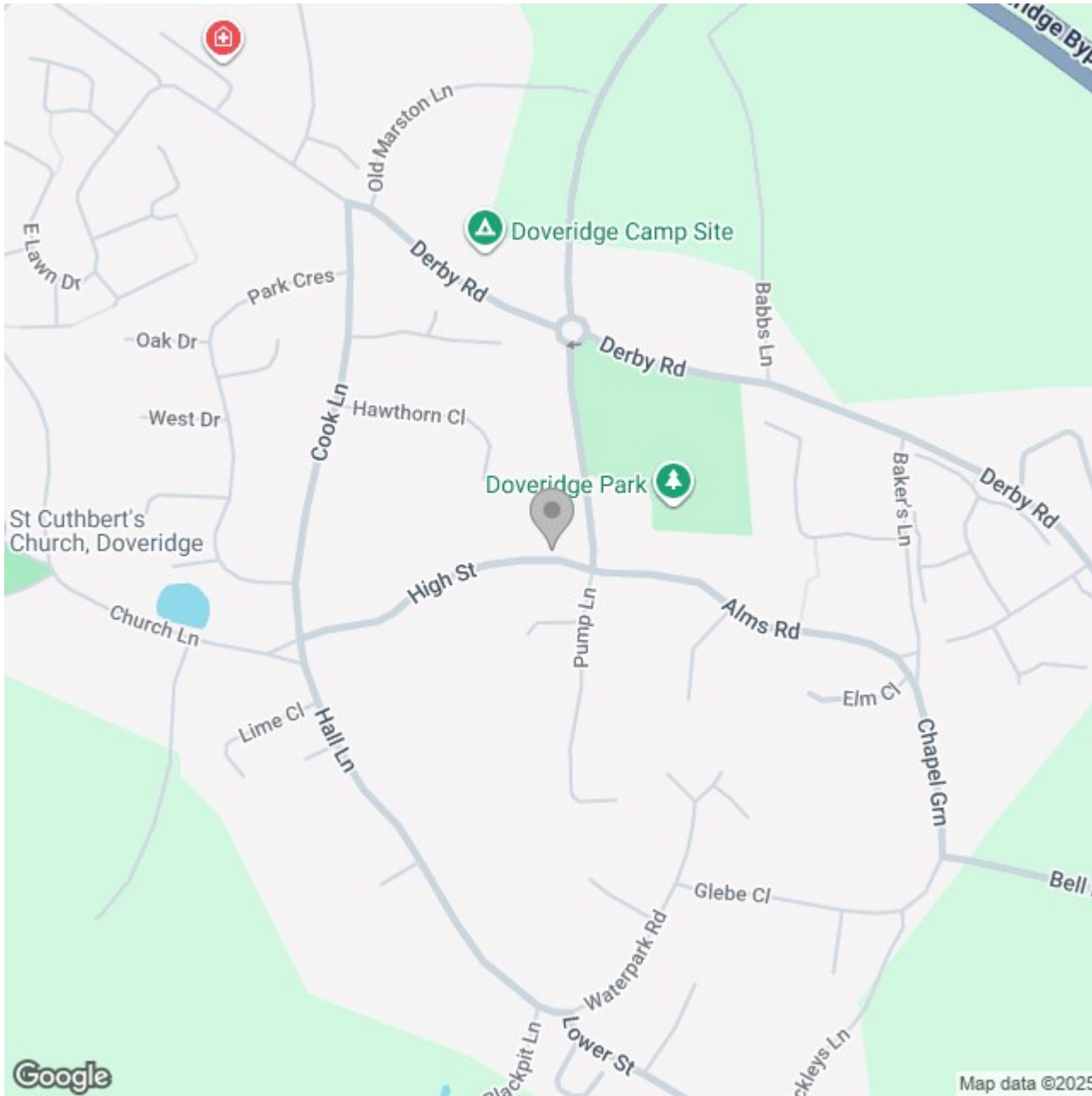
..... Below 1.5 m/5 ft

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**





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>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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 