





An Immaculately Presented Detached Bungalow on a Generous South-Facing Plot

Finished to an exceptional standard throughout, this beautifully appointed three-bedroom detached bungalow enjoys a generous 0.20-acre (approx.) south-facing plot in the sought-after rural setting of Toby's Hill, Draycott-in-the-Clay. Backing onto open countryside and enjoying a high degree of privacy, the property combines modern living with a peaceful village location.

Accommodation briefly comprises a welcoming hallway, spacious extended open-plan kitchen/diner, characterful lounge, three well-proportioned bedrooms, a dedicated study/home office, and a contemporary family bathroom. The property benefits from full uPVC double glazing, oil-fired central heating, and attractive cream render. Externally, the property has an EV charger, perfect discerning buyers with electric vehicles and a useful outside tap.

Externally, the bungalow sits on a raised plot with a sweeping tarmac driveway offering ample off-road parking. Indian stone paving wraps around the side and rear, creating ideal spaces for outdoor entertaining, while the large rear garden is laid to lawn and bordered by mature hedging and fencing.

Offered for sale, this is a rare opportunity to acquire a turn-key home in a stunning rural location. Viewing is highly recommended.



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Hallway

A bright and welcoming entrance hallway featuring a composite double-glazed side entrance door. The space is thoughtfully designed with spotlight ceiling lighting, wood-effect panelled flooring, a central heating radiator, and a smoke alarm. Practical touches include the consumer unit, a built-in isolator switch, and access to loft space. Internal doors lead seamlessly to the principal rooms of the home.

Lounge

This spacious and characterful lounge is filled with natural light from a large UPVC double-glazed picture window to the rear and an additional window to the front elevation. At its heart is an eye-catching electric fireplace with exposed brick detailing, a timber mantle and a tiled hearth. The room also includes a central heating radiator and TV aerial point.







Open Plan Living/Dining Kitchen

The showpiece of the home — a stunning open-plan living, dining, and kitchen area designed for modern family life. Light floods the space via dual-aspect UPVC double-glazed windows, a striking ceiling window above the dining area, and French doors with adjoining side panels opening onto the rear patio. The kitchen is fitted with a comprehensive range of matching wall and base units, complemented by drop-edge preparation surfaces. Integrated appliances include an oven, grill, fridge, freezer, dishwasher, composite sink with mixer tap, and a five-ring hob with a stainless steel extractor hood. Thoughtful design features include soft-close fittings, corner carousel storage, pan drawers, LED downlighting. The area also benefits from two central heating radiators, ceiling spotlighting, and a TV aerial point.

Study

A flexible space ideal for home working or study, benefiting from a UPVC double-glazed window to the side elevation, central heating radiator, and a master telephone socket. The room also features custom-fitted storage with eye-level and base-level shelving.



Bedroom One

A bright and airy principal bedroom with a UPVC double-glazed window to the front elevation. Includes a central heating radiator and TV aerial point.

Bedroom Two

A generous second bedroom featuring a UPVC double-glazed window to the side elevation, central heating radiator, and TV aerial point.

Bedroom Three

Another spacious bedroom, situated at the front of the property, with a UPVC double-glazed window, central heating radiator, and TV aerial point.

Bathroom

A stylish and contemporary family bathroom, fitted with two UPVC double-glazed frosted windows to the side. The suite comprises a P-shaped bath with overhead rainwater-style shower and curved glass screen, a floating vanity wash basin with mixer tap, and a low-level WC with continental-style flush. The room is finished with sleek wall and floor tiling, a chrome heated towel rail, extractor fan, ceiling spotlights, and a shaver point.







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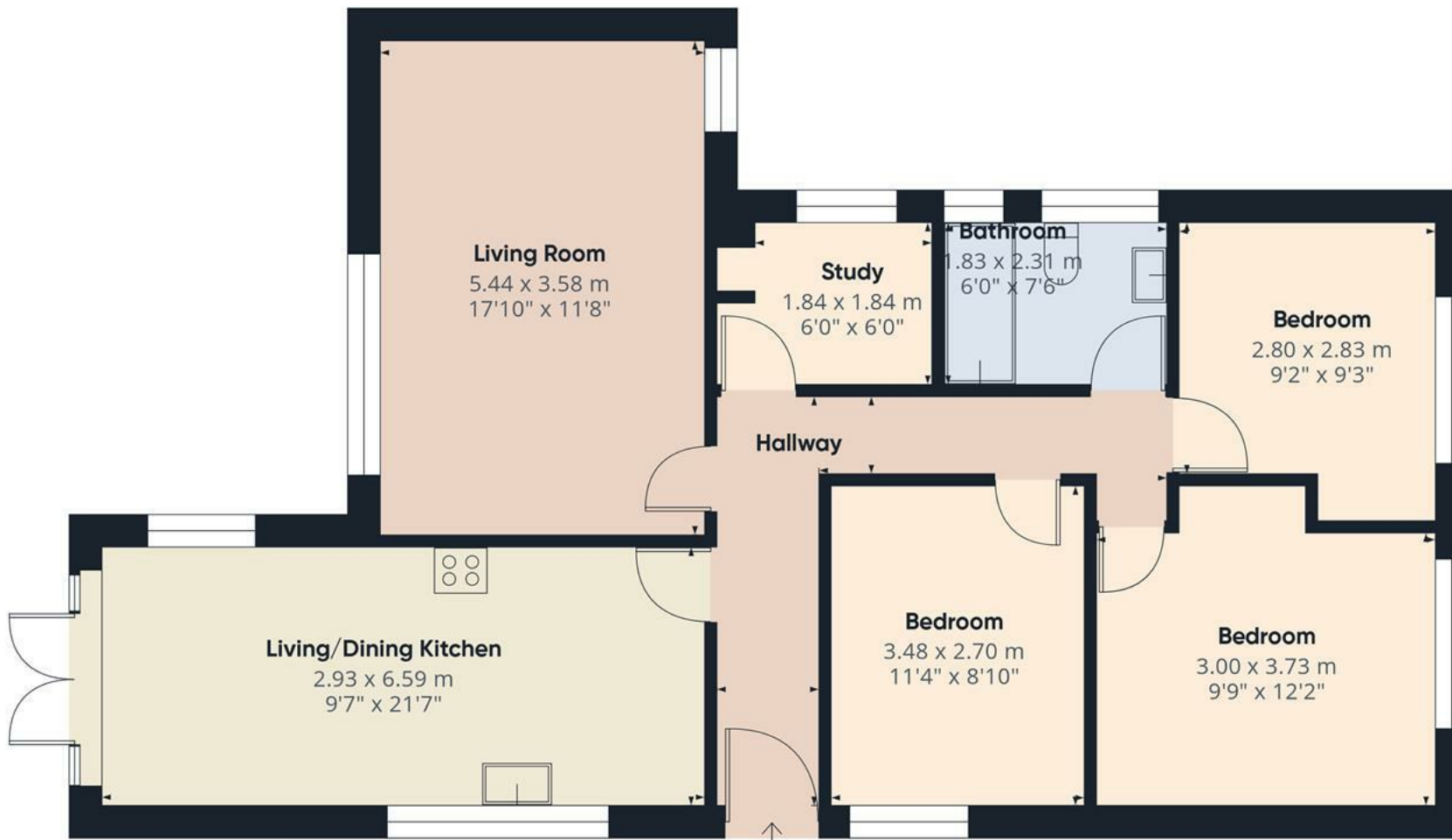


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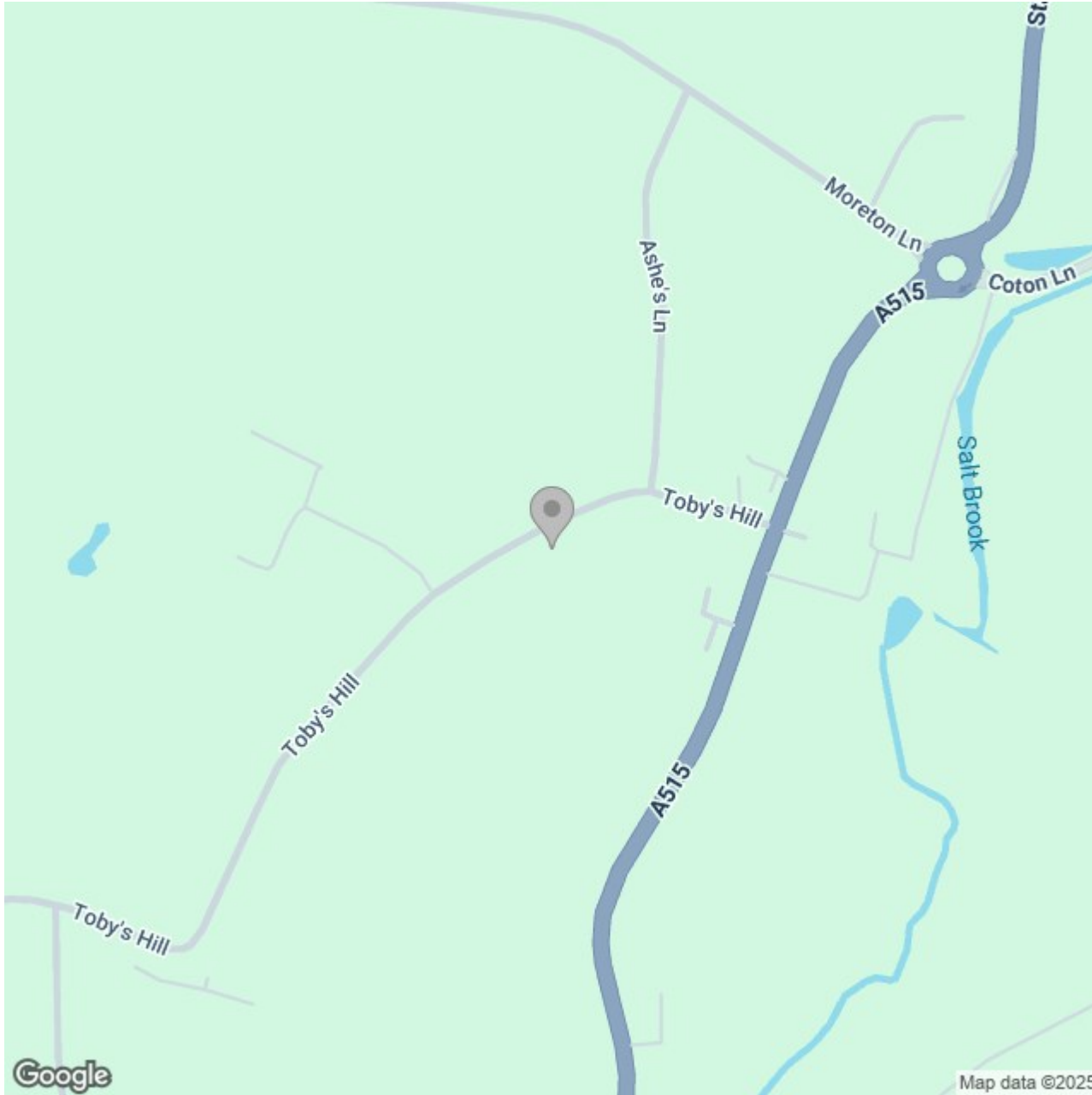
Approximate total area⁽¹⁾
86.2 m²
927 ft²

(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	