







\*\*\*\* PERIOD PROPERTY FULL OF CHARACTER AND CHARM \*\*\*\*  
 THREE BEDROOMS & CONVERTED LOFT \*\*\*\* THREE SHOWER ROOMS  
 \*\*\*\* This is an impressive family home in a highly regarded location close to the village shops. In brief the property offers an entrance hall with feature stain glass window. Lounge and a dining room, fitted kitchen, utility room and a shower room. The first floor offers three bedrooms, shower room and a separate wc. Converted loft room and shower room. Rear garden, garden room and a double garage/workshop. A viewing appointment is highly recommended.





## ENTRANCE HALL

Side entrance door with feature stain glass window into the entrance hallway, stairs to the first floor, radiator and doors to -

## LOUNGE

Upvc double glazed bay window to the front elevation feature stone fireplace, radiator, picture rail and coving.

## KITCHEN

Fitted wall mounted base and drawer units with under lighting, work surfaces and a sink and drainer unit. Fitted electric double oven and microwave, gas hob with extractor fan, integrated dishwasher, fridge and freezer upvc double glazed window to the side and a hatch through to the dining room.

## DINING ROOM

Feature stone fireplace with tiled hearth and a beam mantle, radiator, upvc double glazed bay window to the rear elevation with fitted window seat and a door to the utility room.

## UTILITY ROOM

Sink unit, work surface, plumbing and space for a washing machine, window and door to the garden, storage cupboard and door to the shower room.

## SHOWER ROOM

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

## FIRST FLOOR LANDING

Doors to -



## BEDROOM 1

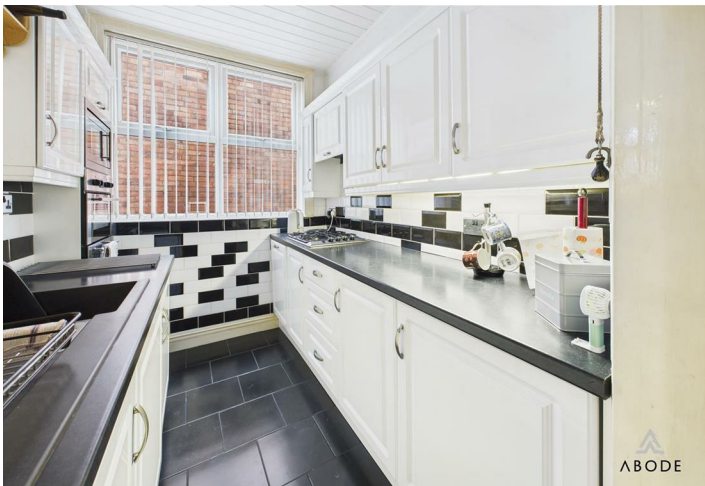
Fitted wardrobes in cupboard, upvc double glazed window to the front elevation, vanity sink unit with wash hand basin and storage cupboard under, radiator and steps up to the converted loft.

## BEDROOM 2

Built in wardrobes with sliding mirror doors, upvc double glazed window to the rear elevation and a radiator.











### BEDROOM 3

Storage cupboard, radiator and upvc double glazed window to the side elevation.

### SHOWER ROOM

Walk in shower with sliding glazed door, wash hand basin, upvc double glazed window and a chrome ladder style radiator.

### WC

Low flush wc, wash hand basin and upvc double glazed window.

### CONVERTED LOFT

Door to -

### BEDROOM/HOBBIES ROOM

Skylight window and door to the shower room.

### SHOWER ROOM

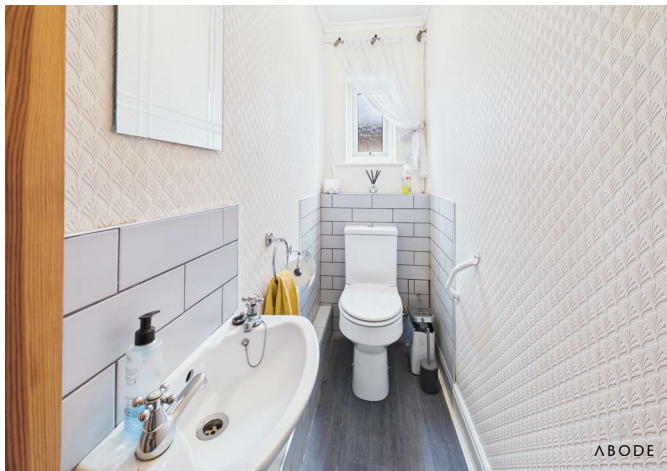
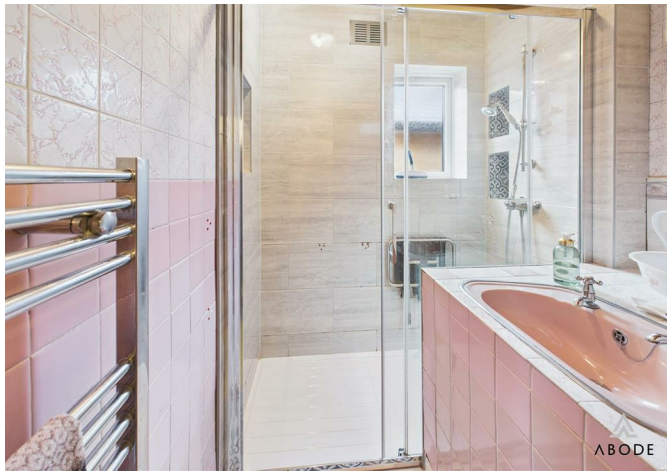
Enclosed shower low flush wc, wash hand basin, skylight window and a door into the eaves storage.

### OUTSIDE

Front floor garden with plants, double gates down to a block paved patio area, wooden gate through too a garden with artificial lawn and double garage/workshop.



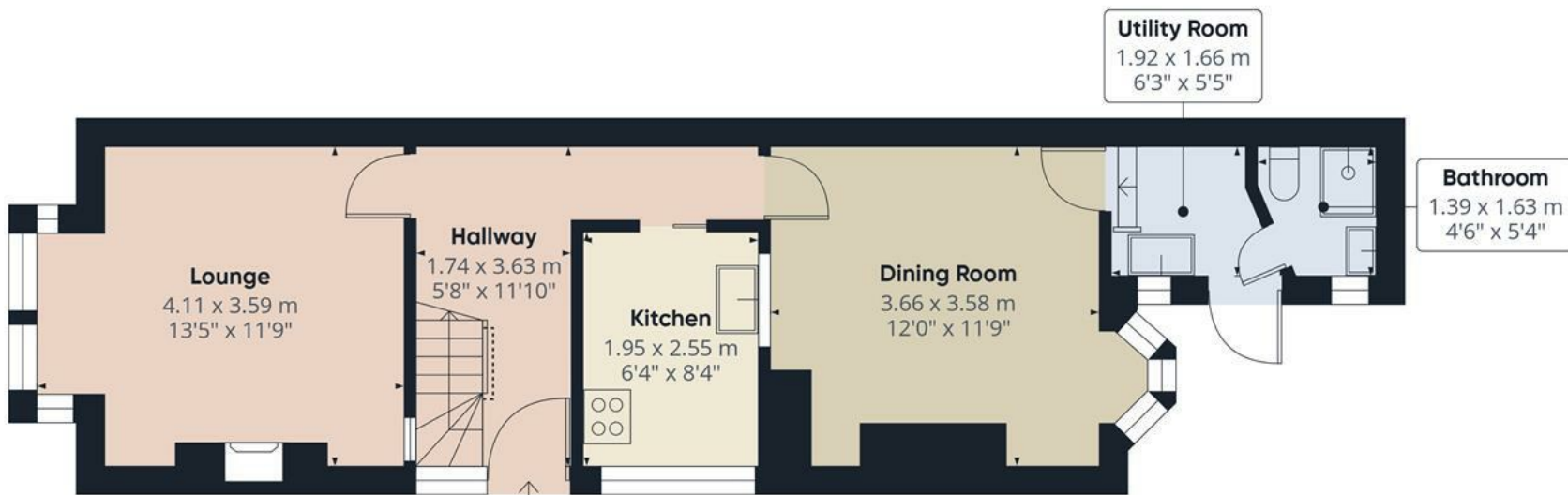












**Approximate total area<sup>(1)</sup>**  
44.1 m<sup>2</sup>  
475 ft<sup>2</sup>

**Reduced headroom**  
0.7 m<sup>2</sup>  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces

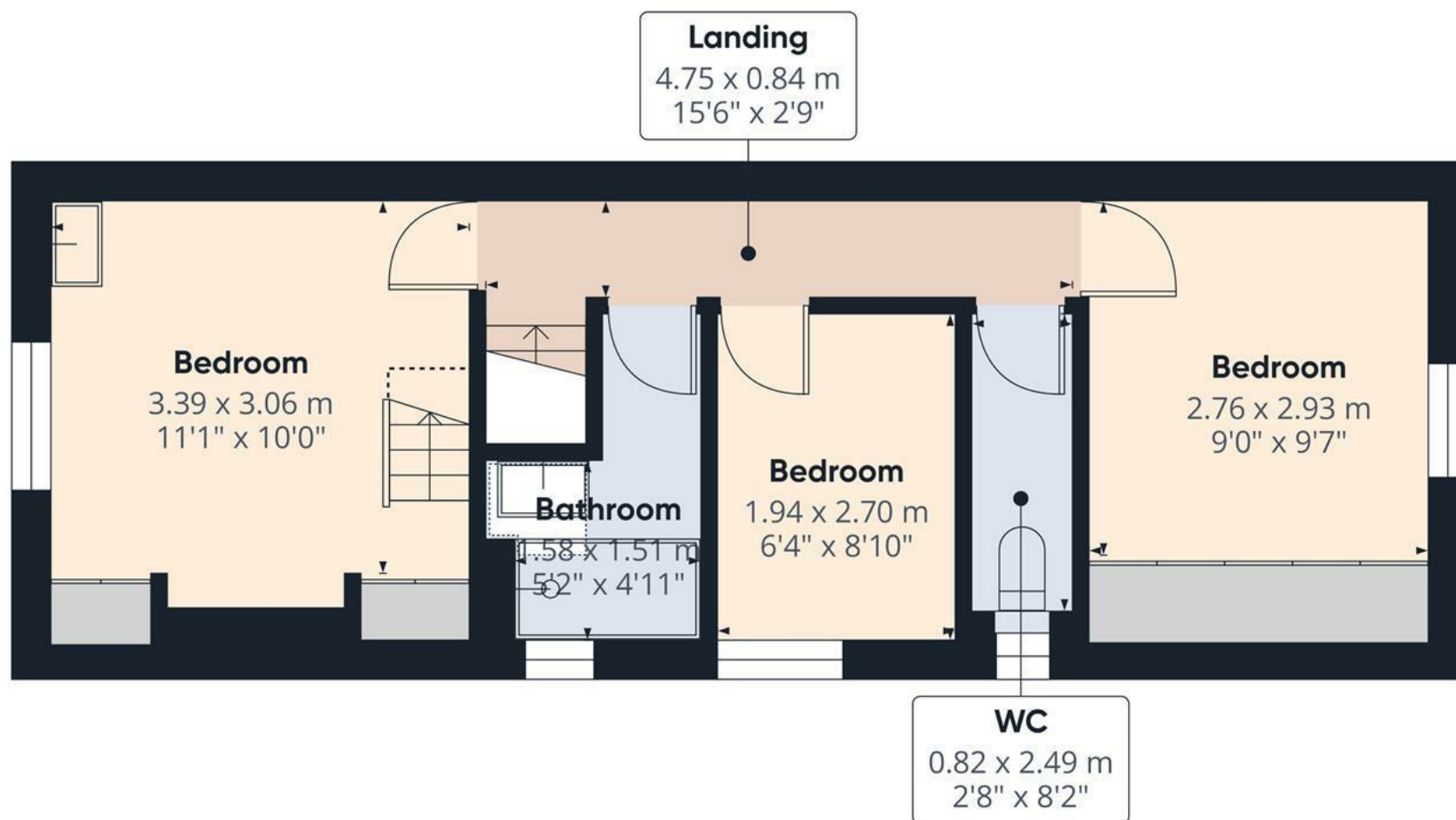
Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0





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

36.4 m<sup>2</sup>

390 ft<sup>2</sup>

Reduced headroom

0.6 m<sup>2</sup>

6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1





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

13.5 m<sup>2</sup>

145 ft<sup>2</sup>

**Reduced headroom**

3.1 m<sup>2</sup>

34 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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