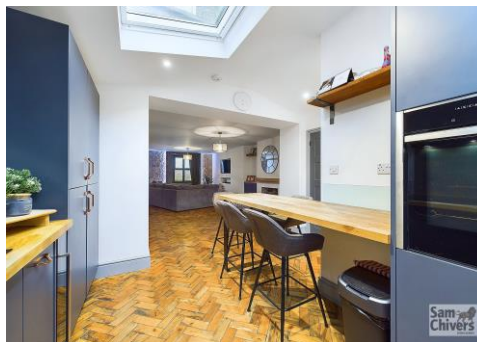




- An exceptional, immaculate and fully renovated village property
- Open plan lounge dining room, kitchen with cast iron log burner
- Feature kitchen breakfast room with high ceilings and velux windows
- Walk in utility / larder cupboard and ground floor shower room
- Three double bedrooms and attractive family bathroom
- Private parking for two cars and west facing level lawn garden



"An absolutely outstanding mature village property which has been the subject of an extensive renovation project, now an immaculate character home extended to the rear and with a superb loft conversion".

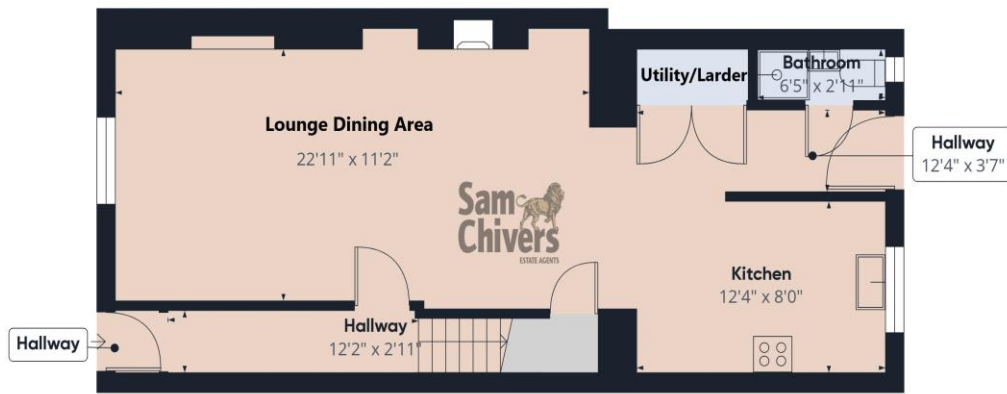
Formal entrance hallway with door to ground floor and stairs rising to first floor. There is an open plan lounge, dining room & kitchen which enjoys reclaimed wood block flooring throughout and a feature log burner. A well fitted kitchen boasts extensive units, integrated appliances, solid oak worktops / breakfast bar and a high ceiling with velux windows. There is a double door walk in utility / larder cupboard and a handy ground floor shower/ cloakroom. Walk in under stair cupboard. On the first floor there are two double bedrooms with fitted wardrobes and an attractive family bathroom with panelled bath and separate walk in shower. On the second floor is a roomy loft conversion with velux windows to front and rear providing an abundance of natural light and pleasant rural views. Mains gas central heating and full upvc double glazing. Outside to front is a pathway leading to the front door bordered by lawn and gravel. To the rear is a shared vehicular access freshly resurfaced which leads to convenient private parking for two cars side by side. There is a West facing, fenced level lawn garden currently opening onto the private parking area however the seller is happy to discuss fully fencing if required?

The property is offered for sale with NO ONWARD CHAIN!

**Tenure:** Freehold. **Council Tax Band:** C.







Floor 0



Floor 1



Floor 2

Approximate total area<sup>®</sup>

1075.31 ft<sup>2</sup>

Reduced headroom

109.15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 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.

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01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.