



- A detached rural property occupying approx. 1/3-acre plot
- Lounge with feature log burner and triple aspect windows
- Kitchen, dining room, study, conservatory, shower room & w.c.
- One ground floor double bedroom, two first floor double bedrooms
- Gate private drive, parking for several cars, approx. 585 square foot workshop
- West facing level rear garden measuring approx. 150 feet



"A detached rural property occupying approx. 1/3 of an acre plot which adjoins open fields and being an easy level walk to Greyfield Woods which is a location of outstanding natural beauty".

The property was constructed in 1968 and comes to the open market for the very first time. The accommodation comprises an entrance lobby opening into a central entrance hallway. There is a lounge to front with a feature log burner and triple aspect windows. The dining room has a door connecting directly to the kitchen which has a range of fitted units, side porch with access to the garden. Further on the ground floor is a double bedroom, shower room, separate w.c., a study and conservatory which has access to both the garage and garden. On the first floor are two double bedrooms.

The property is approached via a gated private driveway providing parking for several cars and leading to the side garage / workshop which measures approx. 54 square metres. To the rear is a West facing level garden which measures approx. 45 metres x 15 metres, laid to vegetable plots, lawned area with mature trees, all running up to open countryside.

Agents Note. The property was rewired in July 2012 and has received an electrical test in July 2025. The main roof was received new felt and batten in 2005. A new gas central heating boiler was installed in May 2024. We believe this property will require general cosmetic updating however has been well maintained.

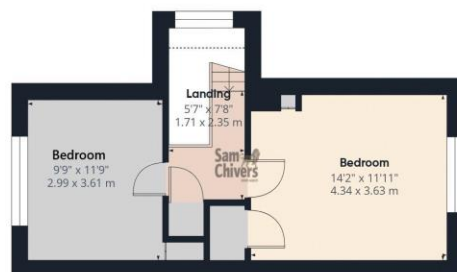
**Tenure:** Freehold. **Council Tax Band:** D.







Floor 0



Floor 1

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

1898 ft<sup>2</sup>

176.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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