



- A deceptively spacious three storey character cottage
- Feature kitchen breakfast room with granite worktops
- Lounge with natural stone fireplace opening into conservatory
- Fully tiled bathroom with shower over bath, gas central heating
- First floor; two bedrooms, second floor large loft room
- Fully enclosed and private south facing garden to rear



"A deceptively spacious three storey character cottage having a private sunny garden to rear, enjoying a short level walk into town and easy access to open countryside".

The accommodation comprises a courtyard approach with door into the kitchen breakfast room, which boasts a good range of bespoke fitted units and polished granite worktops with breakfast bar. From the kitchen there are doors to the lounge and bathroom. The lounge has a natural stone fireplace (not tested) and doors opening into a large conservatory overlooking the rear garden. The bathroom is fully tiled with shower over bath. On the first floor there is a large main bedroom with extensive fitted wardrobes and a view across the local cricket pitch, further to this is a good size single bedroom. From the first floor landing a staircase rises to an impressive loft room currently utilised as an office again with a pleasant view of the cricket pitch.

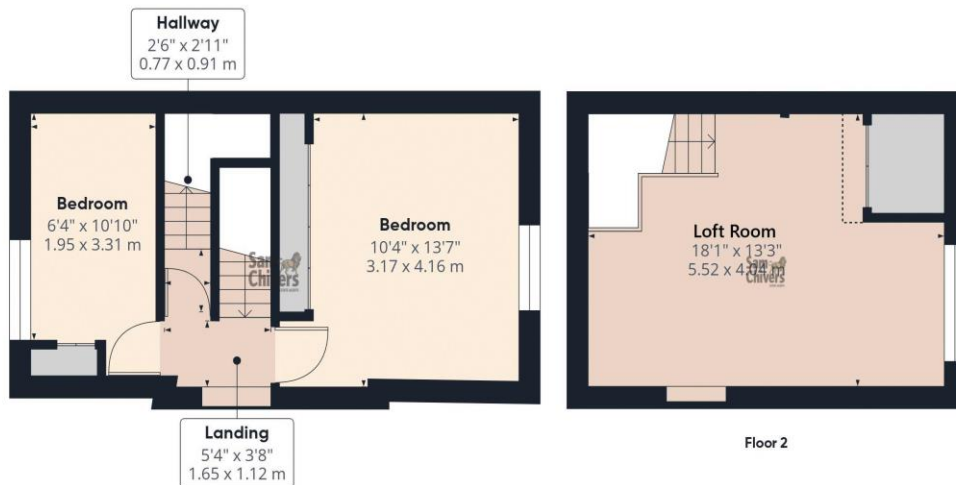
Outside to front is a small courtyard area with gated access. To the rear is a fully enclosed and level lawn garden with a southerly aspect. There is gated access from the garden leading out to the cricket pitch and path leading to open countryside. Unrestricted parking can be found on road nearby.

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





Floor 0



Floor 1

Floor 2

Approximate total area⁽¹⁾

991 ft²
92 m²

Reduced headroom

16 ft²
1.5 m²

(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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