



- A detached village property enjoying a sunny level plot
- Spacious entrance hallway, handy cloakroom, gas central heating
- Lounge with patio doors opening onto the rear garden
- Feature kitchen dining room with ample space for a family dining table
- Separate ground floor room, currently a playroom, could be office or bedroom
- Four bedrooms and family bathroom. Private drive, garage and level rear garden



"A detached village property neighbouring mature woodland and open countryside".

Situated at the head of the cul de sac this property occupies a good sized and fully enclosed level plot.

The accommodation comprises a spacious entrance hallway with handy cloakroom. Lounge with patio doors opening onto the rear garden. Feature kitchen dining room with an extensive range of fitted units and ample space for a family dining table. Adjoining the kitchen is a separate room currently used as a playroom, however could be a fifth bedroom or study. On the first floor are four bedrooms and family bathroom.

Outside to front is a five-bar wooden gate opening onto a private drive leading to the detached garage. The rear garden is laid to artificial lawn, with patio areas and a private sunny aspect.

The property is a short walk to Bishop Henderson Primary School.

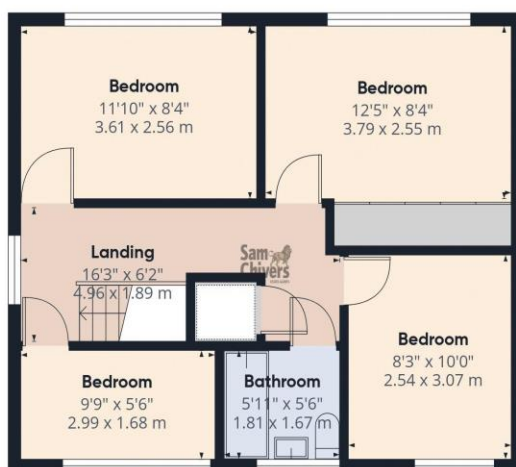
Agents Note; the property received a new roof in 2023.

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





Floor 0



Floor 1

Approximate total area⁽¹⁾

1239 ft²
115.2 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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