



SUNNYSIDE

High Street, Farndon

Rickitt
Partnership

Georgian house in the heart of Farndon Village

Grade II listed Georgian house ♦ Three storey town house ♦ Three double bedrooms ♦ Three reception rooms ♦ Breakfast kitchen ♦ In the heart of the village ♦ Wealth of character & features ♦ Delightful enclosed rear garden

Description

A delightful Grade II listed Georgian three double bedroom town house located on the high street in the centre of the beautiful village of Farndon. This well presented three storey property has three reception rooms and breakfast kitchen. The house has a wealth of character and period features throughout. There is a delightful and well kept enclosed garden to the rear.

Entrance Hall

Staircase to first floor. Fitted cupboards. Exposed beam. Radiator.

Sitting Room

Feature fireplace with inset wood burner and stone surround and hearth. Large window to front. Fitted book shelves with base cupboards below. Exposed beam. Radiator.

Breakfast Kitchen

Range of wall and base units with timber work surface above with inset sink bowl and separate drainer with mixer tap. Rangemaster range style cooker with five ring gas hob and extractor fan above with tiled splashback. Integrated Hotpoint dishwasher. Integrated fridge. Roof lantern. Double glazed French door and double glazed window to rear. Exposed beams. Radiator.





Cellar

Stone staircase to room. Light.

Utility Room

Range of wall and base units with timber work surface and stainless steel sink unit with mixer tap. Space for washing machine. Space for fridge/freezer. Double glazed window to side. Radiator.

Shower Room

Walk in shower, low level WC and hand wash basin with mixer tap and vanity units below. Part tiled walls. Wall unit. Wall mounted heated towel rail.



Upper Ground Floor

Dining Room

Window to side. French doors to rear. Radiator.

First Floor Landing

Open staircase to second floor. Radiator.

Drawing Room

Feature open fireplace with ornate slate and marble Edwardian style surround with tiled hearth. Two windows to front. Timber flooring. Exposed beam. Radiator.

Bedroom Two

Window to rear. Walk in shower. Hand wash basin with mixer tap. Built in cupboard housing gas fired boiler. Exposed beam. Timber flooring. Radiator.

Second Floor Landing

Fitted cupboards. Window to rear. Access to loft. Exposed beams.

Bedroom One

Window to front. Timber flooring. Fitted wardrobes and dressing table. Exposed beam. Radiator.

Bedroom Three

Window to rear. Fitted wardrobes and dressing table. Timber flooring. Exposed beams. Radiator.

Bathroom

Bath with shower above, low level WC and hand wash basin with mixer tap and vanity unit below. Tiled walls. Window to front. Tiled floor. Wall mounted heated towel rail.

Outside

To the front of the house is a small gravelled garden area. To the rear, there is a paved terrace area leading from the kitchen. Steps up to a delightful and well kept garden, which is mainly laid to lawn with well stocked borders. A gravelled patio area with pathway leading to a large paved terraced area and timber summer house with attached garden shed.



Property Information

The council tax is band D. We understand the property is freehold, with mains water, electricity and mains drainage connected. Gas fired central heating and hot water.

Floorplans

Approximate Gross Internal Area
144 Sq M/1550 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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