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4 The Old Village School

- SUPERB CHARACTER PROPERTY
- GRADE II LISTED
- TWO DOUBLE BEDROOMS
- OFFICE / STUDY

£240,000

EPC Rating '63'





Property Description

**** GRADE II LISTED CHARACTER PROPERTY ****
GERNEROUS GARDENS AND DRIVEWAY ** TWO
DOUBLE BEDROOMS ** OFFICE/STUDY ** ENSUITE
**** STYLISHLY APPOINTED **** This superb school house conversion in the heart of Clayton village offers spacious accommodation across three levels and parking for several cars. Enjoying quality fixtures & fittings, and a blend of character features and modern design. To the ground floor is an entrance hallway, kitchen, WC and a useful storeroom. To the first floor is a large landing area that could be used as a small sitting room or study space, an office and a spacious living room. To the second floor - two bedrooms, ensuite and a bathroom. Gardens and ample off-road parking.

GROUND FLOOR

ENTRANCE HALL

Stairs lead off to the first floor landing and there are doors off to a good-sized storage room, a ground floor WC and the Kitchen.



KITCHEN

12' 7" x 11' 2" (3.84m x 3.4m) A superb, recently fitted kitchen with Quartz work tops and integrated appliances including a double oven, hob, extractor, dishwasher, fridge, washing machine and a microwave. Windows to the side elevation.

WC

A handy ground floor WC with washbasin.

STORE

32' 9" x 0' 5" (10m x 0.13m) A good-sized store room providing ample storage space.

FIRST FLOOR



LANDING AREA

18' 1" x 11' 5" (5.51m x 3.48m) A large landing area that could double up as a second reception room or a study area. Stairs off to the second floor and doors off to the office and living room.

LIVING ROOM

17' 11" x 13' 0" (5.46m x 3.96m) A spacious reception room with the original stone fireplace and windows to both the side and front elevations.

OFFICE / STUDY

5' 10" x 4' 1" (1.78m x 1.24m) A separate office or study space, ideal for home-working.

SECOND FLOOR



BEDROOM ONE

17' 11" x 13' 8" (5.46m x 4.17m) A stunning master bedroom with exposed beams and the original arched stained glass window and further skylight windows. Fitted wardrobes and a door to the ensuite.

ENSUITE

Corner shower cubicle with a rainfall shower, WC and a pedestal washbasin.

BEDROOM TWO

10' 0" x 8' 8" (3.05m x 2.64m) Another double bedroom featuring the original arched windows and exposed beams.

BATHROOM

A superb family bathroom featuring a roll-top bath, WC and pedestal washbasin.



EXTERNAL

To the front of the property is a gated block-paved driveway providing off-road parking. A paved patio seating area and a lawn with flowerbed borders, mature shrubs and trees.



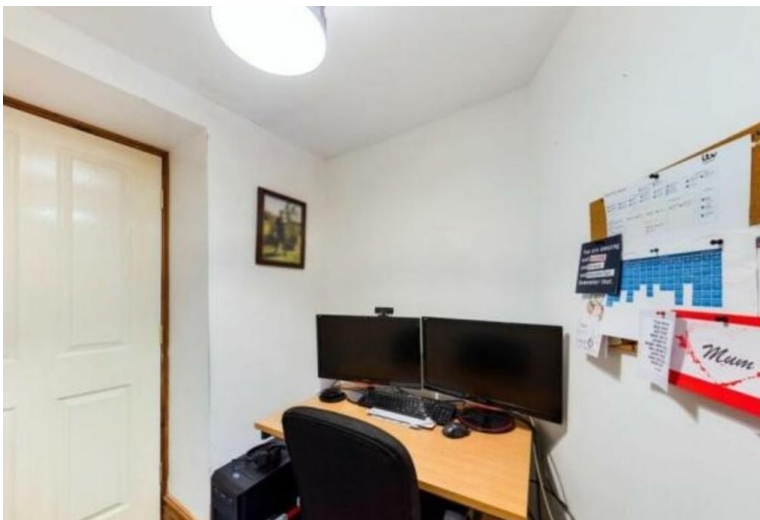
PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.



Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

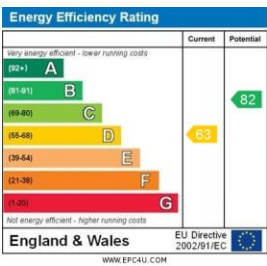
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MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.

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