



High Street, Brampton, PE28 4TG

Asking Price £775,000

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LATCHAM
DOWLING

ESTATE AGENTS

*****STRIKING DETACHED VICTORIAN RESIDENCE, OCCUPYING A SUBSTANTIAL PLOT WITHIN THIS NON ESTATE VILLAGE LOCATION*****

Latcham Dowling Estate Agents are delighted to offer for sale this STUNNING double fronted detached period home, situated on an established and mostly walled South Westerly plot of approximately 0.14 of an acre offering formal lawn, extensive patio and timber decking area with hand built oak pagoda (perfect for entertaining), a separate side garden set out as a perfect vegetable patch and the HUGE benefit of a detached double garage with separate brick built store and log store, all tucked away at the end of the extensive gated driveway!! The accommodation itself offers a versatile range of well proportioned rooms over two floors and includes three/ four reception rooms on the ground floor, along with a gorgeous re-fitted triple aspect kitchen/ breakfast room with direct access out to the gardens. There are four double bedrooms on the first floor, along with an en suite and separate family bathroom. The current owners have spent the last 17 years painstakingly crafting this exceptional family home, taking great care to retain as many of the original features and elements as possible, whilst fully updating and modernising the electrics, plumbing, heating, damp proofing and replacing almost all of the windows with low maintenance UPVC sash double glazed windows. Viewing is essential to fully appreciate the care and attention paid to this beautiful family home.

Entrance Via

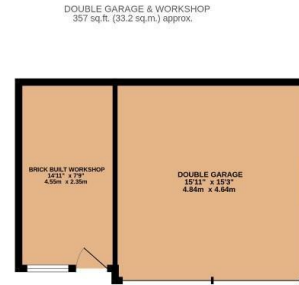
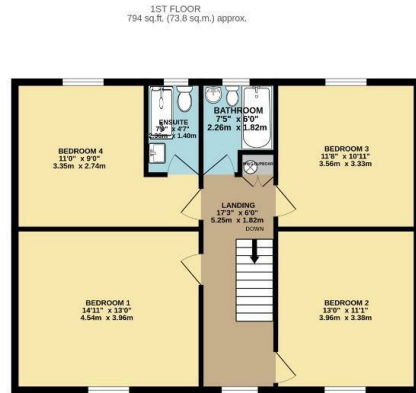
Reception Hall

15'4 max x 10'0 max' (4.67m max x 3.05m max')





- Living Room/ Dining Room**
18'7 x 11'0 plus 13'7 x 11'7 (5.66m x 3.35m plus 4.14m x 3.53m)
- Kitchen/ Breakfast Room**
16'11 x 12'3 (5.16m x 3.73m)
- Office**
13'11 x 7'9 (4.24m x 2.36m)
- Family Room/ Bedroom Five**
11'2 x 10'7 (3.40m x 3.23m)
- Shower Room**
7'1 x 5'8 (2.16m x 1.73m)
- First Floor Landing**
17'3 x 6'0 (5.26m x 1.83m)
- Bedroom One**
14'11 x 13'0 (4.55m x 3.96m)
- Bedroom Two**
13'0 x 11'1 (3.96m x 3.38m)
- Bedroom Three**
11'8 x 10'11 (3.56m x 3.33m)
- Bedroom Four**
11'0 x 9'0 (3.35m x 2.74m)
- En Suite Shower Room**
7'9 x 4'7 (2.36m x 1.40m)
- Bathroom**
7'5 max x 6'5 (2.26m max x 1.96m)
- Double Garage**
15'11 x 15'3 (4.85m x 4.65m)
- Brick Built Workshop**
14'11 x 7'9 (4.55m x 2.36m)
- Walled Gardens**
- Driveway And Parking**



TOTAL FLOOR AREA : 2150 sq.ft. (199.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.