



High Green, Abbotsley, PE19 6UL
£700,000

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LATCHAM
DOWLING

ESTATE AGENTS

*****STUNNING PERIOD HOME IN GLORIOUS VILLAGE LOCATION WITH COMMANDING VIEWS OVER THE SURROUNDING COUNTRYSIDE*****

Latcham Dowling Estate Agents are delighted to bring to the market (for the first time in 30 years) this charming and extremely spacious FIVE DOUBLE BEDROOM character home, occupying an elevated plot within this ever popular village and with stunning views out over the green and open countryside beyond.

The current owners have meticulously extended and updated the original building, part of which was once the original village store and Post Office and have created a versatile, spacious and practical family home, whilst retaining the charm and character of a truly unique period home. The accommodation is arranged over two floors and offers four separate reception rooms (three of which offer solid oak or parquet flooring and two with impressive fireplaces and wood burning stoves), a bespoke kitchen and an extremely useful separate utility/ boot room and a ground floor cloakroom. On the first floor, there are five double bedrooms, with an en suite shower room to the master bedroom and a separate family bathroom.

Outside, there is a delightful and well proportioned walled garden with views to the church beyond, a larger than average garage (with electric door) and driveway providing parking for two cars.

This wonderful character property is being offered with NO ONWARD CHAIN and really must be viewed to be fully appreciated.

Entrance Via

Entrance Lobby

4'2 x 4'0 (1.27m x 1.22m)

Snug/ Family Room

15'9 x 11'11 max 9'9 min (4.80m x 3.63m max 2.97m min)





Kitchen
12'0 x 8'11 (3.66m x 2.72m)

Breakfast Room
11'7 max 8'5 min x 11'9 (3.53m max 2.57m min x 3.58m)

Utility/ Boot Room
13'3 x 10'4 max (4.04m x 3.15m max)

Cloakroom
5'0 x 3'4 (1.52m x 1.02m)

Sitting Room
15'7 x 14'4 max (4.75m x 4.37m max)

Dining Room
15'8 x 11'6 max 9'4 min (4.78m x 3.51m max 2.84m min)

First Floor Landing

Bedroom One
15'0 x 14'5 max (4.57m x 4.39m max)

En Suite Shower Room
5'8 x 5'7 (1.73m x 1.70m)

Bedroom Two
15'7 x 9'6 (4.75m x 2.90m)

Bedroom Three
12'11 x 10'9 (3.94m x 3.28m)

Bedroom Four
12'4 x 8'10 (3.76m x 2.69m)

Bedroom Five
11'11 x 9'11 (3.63m x 3.02m)

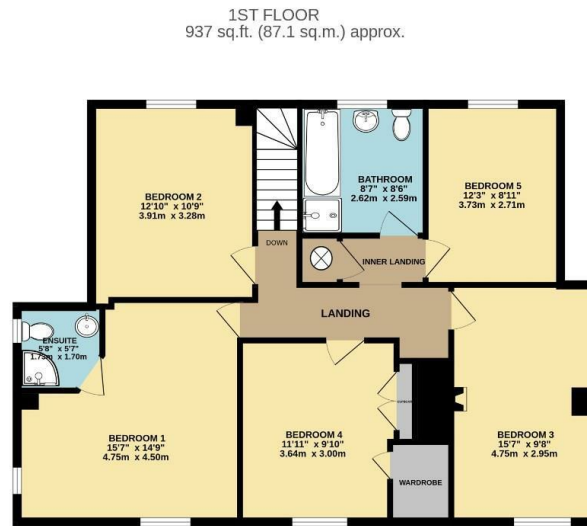
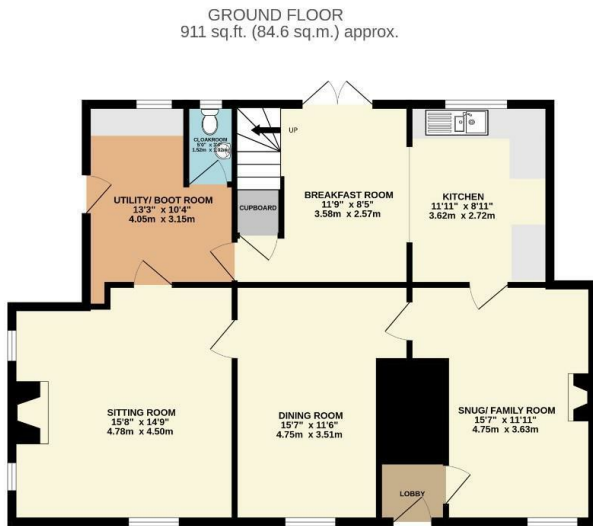
Family Bathroom
8'7 x 8'6 (2.62m x 2.59m)

Rear Garden

Front Of Property

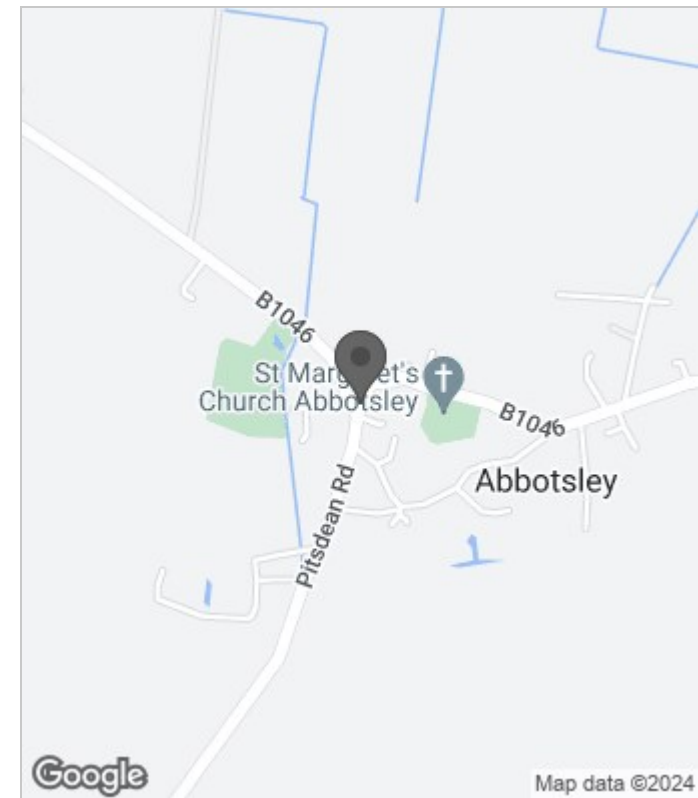
Garage
20'5 x 11'1 (6.22m x 3.38m)





TOTAL FLOOR AREA: 1848 sq.ft. (171.7 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		77
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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