



Straight Drove, Farcet, PE7 3DJ
£475,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****ATTRACTIVE DOUBLE FRONTED DETACHED FAMILY HOME WITH SEPARATE ONE BEDROOM ANNEXE, OCCUPYING A PLOT OF APPROACHING 1/4 OF AN ACRE (sts) WITHIN THIS SEMI RURAL LOCATION WITH VIEWS OVER PADDOCKS TO THE REAR*****

Latcham Dowling Estate Agents are proud to offer for sale this beautifully presented and spacious double fronted period home, occupying a generous plot of approaching a quarter of an acre and offering generous parking, garage and double carport, extensive gardens and a self contained one bedroom two storey annexe which we feel could be ideal for anyone looking for additional accommodation for a family member, or even to generate a separate rental income!! The main house offers four large separate reception rooms, a gorgeous re-fitted kitchen and separate utility room, three great size double bedrooms and re-fitted bathrooms to the ground and first floor.

We believe this could be the perfect home for anyone looking for multi-generational living or running a business from home and really does need to be viewed to be fully appreciated.

Entrance Via

Entrance Hall

Sitting Room

13'9 x 13'1 (4.19m x 3.99m)

Dining Room

13'8 x 13'1 (4.17m x 3.99m)

Ground Floor Bathroom

9'0 x 5'6 (2.74m x 1.68m)

Kitchen/ Breakfast Room

13'1 x 13'0 (3.99m x 3.96m)





Utility Room
13'0 x 5'8 (3.96m x 1.73m)

Family Room
27'0 x 13'0 max (8.23m x 3.96m max)

Multi Purpose Room
13'7 x 13'7 (4.14m x 4.14m)

First Floor Landing

Bedroom One
13'8 x 13'1 (4.17m x 3.99m)

Bedroom Two
13'9 x 13'1 (4.19m x 3.99m)

Bedroom Three
13'1 x 13'0 (3.99m x 3.96m)

First Floor Bathroom
15'5 x 5'6 (4.70m x 1.68m)

Self Contained Annexe

Annexe Kitchen/ Living Area
19'6 x 12'6 (5.94m x 3.81m)

Annexe Bedroom
13'8 x 12'6 (4.17m x 3.81m)

Annexe Bathroom
7'6 x 5'6 (2.29m x 1.68m)

Outside

Garage
16'0 x 10'4 (4.88m x 3.15m)

Car Port
18'8 x 16'2 (5.69m x 4.93m)

Timber Shed
15'0 x 10'0 (4.57m x 3.05m)



GROUND FLOOR
1283 sq.ft. (119.0 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.5 sq.m.) approx.



ANNEX GROUND FLOOR
241 sq.ft. (22.5 sq.m.) approx.

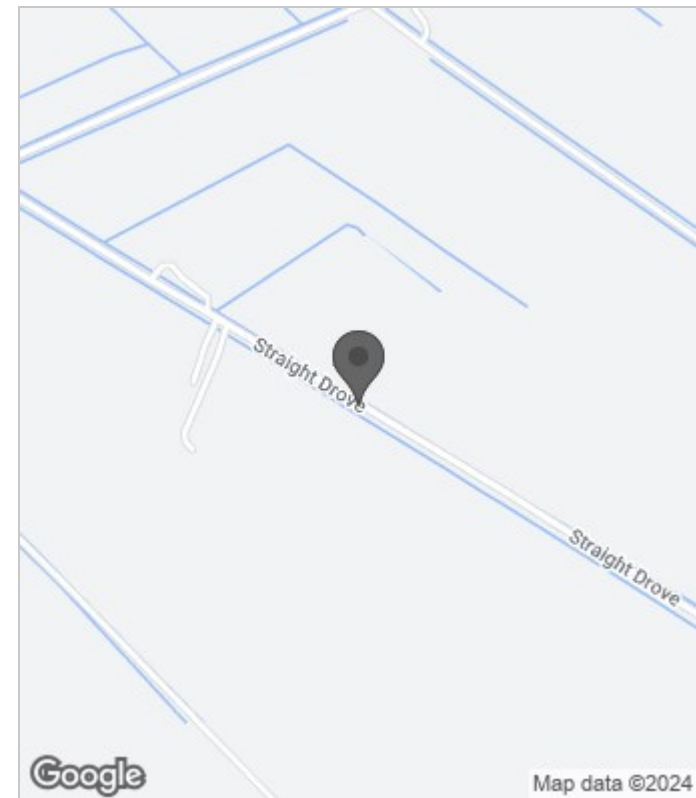


ANNEX FIRST FLOOR
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 2461 sq.ft. (228.6 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		
(69-80) C		
(55-68) D		62
(39-54) E	31	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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