

## Property Particulars

### **Chesham Hill Farm, Pinfold Lane, Inskip.**



- **Excellent Setting & Location**
- **Stunning Open Plan Kitchen, Dining & Family Room**
- **Very Versatile Property**
- **Fabulous Masterclass Shaker Style Kitchen With AGA**
- **One Being Ground Floor**

### **Offers in the Region Of £615,000**

A stunning fully renovated farmhouse set on a beautiful country lane, on the outskirts of Inskip. A fabulous rural setting with outstanding country views all around. This amazing home offers a top of the range open plan kitchen, dining and family room with a Masterclass shaker style kitchen, being superbly designed and installed, with no expense spared on exceptional fittings and appliances, including a four oven gas AGA and Fisher & Paykel double fridge and freezer, a useful utility and boot room, downstairs cloaks WC and five bedrooms. two en suites, main family bathroom, gas central heating and uPVC double glazing. The property is set in a generous plot with gardens and a sand stone paved side patio. There is planning approval for a stylish detached open fronted garage and store. Close to local amenities in Inskip, and excellent local rambling. Viewing is absolutely essential to fully appreciate this outstanding home.

**Information Floor Plan -**

Please be advised that the sitting room on the floor plan has been adapted to incorporate a great size en suite and is being used as a luxurious master bedroom.

**Outside Open Porch -**

Open Timber Arched Porch - wooden door to

**Entrance Hall -**

with stairs to first floor, ceiling light and lovely wooden internal doors

**Family Room, Kitchen and Dining -**

a fabulous open plan space with underfloor tiled flooring heating, room for formal dining and sitting area



**Kitchen -**

The Kitchen is a Masterclass Shaker Style kitchen with an extensive range of top quality integrated appliances, including a four oven AGA, extractor house set in a chimney effect surround with stylish antique effect mirror splash back, additional two ring induction Hob, electric oven and combination microwave, AEG dishwasher, superb built in pantry cupboards and two large Fisher and Paykel Fridge freezers, wine cooler and a great size Island with Breakfast Bar seating - all finished with quality quartz, uPVC double glazed sash window to side.



**Dining area -**

with sliding uPVC double glazed patio doors and a large picture window





**Sitting Area -**

with a uPVC double glazed sash window to the front and wooden internal doors to



**Downstairs Cloakroom and W.C. -**

with a two piece suite, low suite W.C. and wash hand basin set on vanity unit, cupboards housing water cylinder



**Utility & Boot Room -**

Again with quality fitted bench units for storage and seating, solid work surface, plumbed for washer and space for dryer, tiled flooring, uPVC double glazed window to rear and a composite door to rear. Plant cupboard housing central heating boiler.

**Bedroom 1 - Ground Floor -**

although currently utilised as a as a master bedroom suite, this room could also serve as an additional lounge. uPVC double glazed sash window to the front and uPVC double glazed French doors to the side accessing a spacious patio area. There is a stone inset fireplace with a stone hearth, perfect for a real fire subject to chimney suitability, tiled floorings, a.v. point, radiator and door to ensuite.



**En-suite -**

with a three piece suite comprising, part glazed walk-in shower with mains shower and two shower heads, one fixed rain water effect and a second adjustable, concealed cistern W.C. wash hand basin on a stylish vanity unit, tiled flooring and fully tiled, electric heated towel rail, extractor fan, ceiling lights



**First Floor Landing -**

with a vaulted ceiling, exposed beams and Velux window, wooden doors off

**Bedroom 2 -**

with two uPVC double glazed sash windows to front and side elevations, radiator, ceiling lights and door to ensuite.



**En-suite -**

with a three piece suite comprising glazed shower screen and mains shower with two shower heads, one rain water effect and a second adjustable, opaque horizontal window, heated towel rail low suite W.C. and wash hand basin set on vanity unit, fully tiled and tiled flooring



**Bedroom 3 -**

with uPVC double glazed sash window to the front, radiator and ceiling light



**Bedroom 4 -**

Another generous double with stylish opaque horizontal windows to the rear and a uPVC double glazed sash window to the side, ceiling light, radiator



**Bedroom 5 -**

with a uPVC double glazed sash window to side elevation, ceiling light and radiator

**Family Bathroom -**

with a four piece suits comprising Hansgrohe slip free standing bath, fitted quadrant glazed shower compartment with mains shower, low suit W.C. and a wash hand basin set on vanity unit, opaque uPVC double glazed window to the rear, extractor fan, heated towel rail.



**Outside -**

The gardens are substantial with a lawn garden and great hard standing and a further paved side patio and sun terrace.



**Garage Plot -**

A plot is accessed via the main driveway approach then to the left, where there is planning permission been granted for a detached double open fronted garage and store.

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing** – Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property** – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am till 5.30pm**

**Saturday 9.00am till 4.00pm**