



Dowdsdale House Oxcroft Bank

Shepeau Stow PE12 0TY

£550,000



**Dowsdale House Oxcroft Bank
Shepeau Stow PE12 0TY**

Being sold with no onward chain this amazing detached house enjoys a semi rural location with easy access to the A16 Peterborough to Spalding road. Lovingly cared for and improved over the years the property offers a rarely available family accommodation with 'executive home' features.

Sitting on a good size plot the accommodation comprises; Entrance Lobby, Dining Hallway and a good size Lounge with access to a Veranda. There is an inner Lobby and W.C Cloakroom. The fitted Kitchen opens to a Family Room with bifold doors to the rear Garden and Utility Area. There is a second W.C Cloakroom and access to the integral double Garage.

The Galleried Landing has a Study Area with countryside views and leads to the main Bedroom which has an Ensuite Shower Room and ample storage cupboards, there are three further double Bedrooms one of which has access to the Balcony overlooking the fabulous rear Garden. Also enjoying access to the Balcony is the family Bath/Shower/Sauna Room.

Outside is ample off road parking for several vehicles with an integral double and a separate treble Garage divided into a double and single units. The property benefits from oil fired heating, underfloor heating to the Kitchen, Utility and Family Room areas, a water softener, air conditioning to some rooms and solar panels with battery storage units. The landscaped rear garden holds numerous outbuilding for storage or recreational uses along with a large patio area, vegetable plot, shrub and floral borders.

Tenure freehold.
Council tax D





Entrance Lobby
Double doors to

Dining Hall
17'7" max x 17'2" max (5.38m max x 5.25m max)
Stairs to the first floor Gallery landing, bow window feature to the front aspect.

Lounge
20'9" x 12'10" (6.35m x 3.92m)
Fireplace feature with display units either side, sliding patio doors to the Veranda, bow window feature to the front aspect.

Inner Lobby
Storage cupboard with mirror sliding doors,

Cloakroom W.C.

Kitchen Area
10'7" x 9'2" (3.239m x 2.80m)
Fitted with a range of base and eye level Kitchen units, plumbing for a dishwasher, double electric oven, induction hob with hood above, underfloor heating, opening to

Utility Area
12'9" x 8'2" (3.89m x 2.50m)
Fitted with a range of base units, integrated fridge, full height freezer, plumbing for a washing machine, underfloor heating, door to the rear Garden, personal door to the double Garage.

Cloakroom W.C.

Family Room
16'2" x 11'5" (4.93m x 3.49m)
Underfloor heating, twin Velux windows to the vaulted ceiling, two sets of bifold doors to the rear Garden, air conditioning unit, door to the Veranda

First Floor Galleried Landing
21'6" x 6'4" (6.56m x 1.95m)
Study area with countryside views.

Bedroom 1
18'9" x 11'3" some restricted head height (5.72m x 3.44m some restricted head height)
Sloping ceiling with four windows feature three large storage cupboards, sliding door to

Ensuite Shower Room
Shower cubicle with thermostatically controlled monsoon and hand held shower heads, vanity hand wash basin with illuminated mirror above, low level w.c, velux window

Bedroom 2
12'11" x 8'7" (3.96m x 2.63m)
Built in airing cupboard, patio doors to Balcony

Bedroom 3
12'10" x 9'6" (3.92m x 2.92m)
Fitted with numerous wardrobes and drawer units.

Bedroom 4
12'1" x 10'3" (3.70m x 3.14m)
Fitted with numerous wardrobes and drawer units.

Family Bath/Shower/Sauna Room
Fitted with a stand alone bath with hand held shower unit, large shower enclosure with a thermostatically controlled monsoon and hand held shower heads, decorative glass mural splashback, vanity hand wash basin, close couple w.c and a Sauna. There is a door to the Veranda.

Veranda
18'8" x 6'5" (5.70m x 1.96m)
Glass balustrade feature overlooking the rear Garden, electric awning.

Outside.
To the front of the property is a remote controlled electrically operated entrance gate leading to a large gravel front garden allowing parking for numerous vehicles. There is a treble Garage with remote controlled garage doors divided up into double and single units. The Garage has solar panels to the roof with a battery storage system as an additional electric supply to the property. The double Garage also remote controlled garage doors, an internal tap and has a water softner. to one side of the property is the oil storage tank and boiler secluded by gates and shrubs, to the other side are double gates for easy access to the immaculate rear Garden. laid to lawn with extensive floral and shrub borders, the enclosed garden enjoys a sunny aspect and has a large patio and Veranda area.



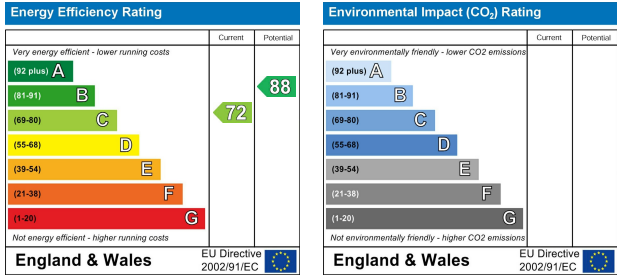
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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