Stable Cottage Eighteen Pounder Lane, Three Oaks, TN35 4NU

A STUNNING THREE BEDROOM, TWO RECEPTION ROOM DETACHED PERIOD COTTAGE, SET WITHIN BEAUTIFUL FORMAL GARDENS OF OVER 2 ACRES INCLUDING A SEPARATE PADDOCK AND THREE STOREY ROUNDHOUSE PROVIDING A HOME & INCOME OPPORTUNITY IN THIS TUCKED AWAY & SECLUDED SEMI RURAL VILLAGE LOCATION.

The property originally formed part of Maxfield Manor and was the Stable block before being converted & extended in the 1970's to create this characterful & attractive home surrounded by countryside walks, local farmland and fields. Stable Cottage is approached via a private lane which is flanked by open fields and the house provides versatile accommodation over two floors to include a reception hall/family room with wood burner, a 32'0 x 12'2 triple aspect kitchen/diner with central island & fitted Aga Range cooker, a downstairs cloakroom/w.c, a 16'2 x 8'0 dual aspect bedroom two and there is also a double glazed conservatory overlooking the patio & gardens. To the first floor there is an impressive dual aspect living room with feature fireplace & wood burner as well as a triple aspect main bedroom (with fitted wardrobes), a third bedroom and a contemporary family bath/shower room with stand alone bath and separate shower cubicle.

Outside, there is an extensive driveway providing off road parking for several vehicles, a detached double garage and within the grounds, adjoining the paddock, is a detached three storey Roundhouse with perfect guest accommodation which would suit someone looking for a home & income opportunity. There is also an adjoining paddock of over three acres (with separate road and private gated access) which would suit equestrian use and could be bought additionally to Stable Cottage (details available upon request). Overall, this is a magnificent and unique home and viewing is considered essential via the owners Sole agent, Charles & Co. to appreciate the quiet location and lifestyle this property offers. Viewing is strictly by appointment.

Asking price £1,500,000

Stable Cottage Eighteen Pounder Lane, Three Oaks, TN35 4NU

🛏 3   🛁 2   🛋 2   ☰ E

- Stunning Detached Cottage
- Triple Aspect Kitchen with Aga
- Extensive Gardens & Paddock
- Driveway & Detached Double Garage
- Former Stable to Maxfield Manor
- Beautifully Presented Throughout
- Lane Approach & Secluded Location
- Three Bedrooms, Two Receptions
- Detached Three Storey Roundhouse
- Set in over 2 Acres of Gardens

Entrance Lobby

Reception Hall/Family Room
17'0 x 16'0 max (5.18m x 4.88m max)

Kitchen/Diner
32'0 x 12'2 max (9.75m x 3.71m max)

Conservatory
11'2 x 10'10 (3.40m x 3.30m)

Inner Hall

Downstairs Cloakroom/W.C.

Bedroom Two
16'2 x 8'0 (4.93m x 2.44m)

First Floor

Living Room
23'0 x 16'9 (7.01m x 5.11m)

Landing
18'0 length (5.49m length)

Bedroom One
13'3 x 11'0 (4.04m x 3.35m)

Bedroom Three
9'8 x 7'4 max (2.95m x 2.24m max)

Family Bath/Shower Room
9'7 x 6'10 (2.92m x 2.08m)

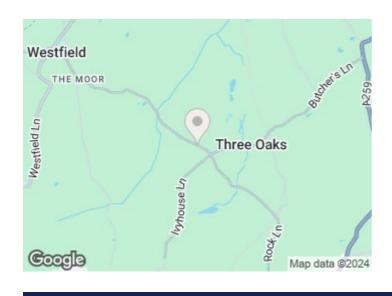**Outside**

Gravel Driveway

Detached Double Garage
21'6 x 16'8 (6.55m x 5.08m)

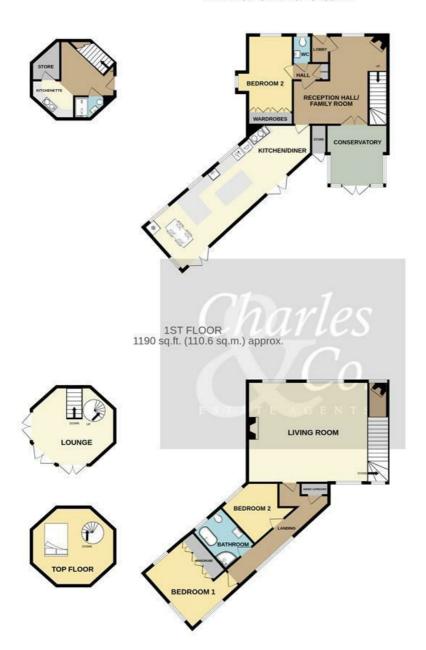**Formal Gardens**

Paddock

The Roundhouse

Tree House

GROUND FLOOR
1023 sq.ft. (95.0 sq.m.) approx.

STORE

KITCHENETTE

WC | LOBBY
HALL
BEDROOM 2
RECEPTION HALL/ FAMILY ROOM
WARDROBES
STORE
CONSERVATORY
KITCHEN/DINER

DOUBLE GARAGE

1ST FLOOR
1190 sq.ft. (110.6 sq.m.) approx.

LOUNGE

LIVING ROOM

TOP FLOOR

BEDROOM 2
BATHROOM
LANDING
WARDROBE

BEDROOM 1

TOTAL FLOOR AREA : 2213 sq.ft. (205.6 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.
Made with Metropix ©2024

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01424 259675 Email: charles@charlesco.uk www.charlesco.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC