



Sarlat New Cut, Westfield, TN35 4RL

A BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS TWO-THREE BEDROOM (ORIGINALLY THREE BEDROOM) DETACHED HOUSE SITUATED WITHIN THIS FAVOURED, QUIET VILLAGE LANE LOCATION CLOSE TO LOCAL COUNTRYSIDE WALKS AS WELL AS VILLAGE AMENITIES IN WESTFIELD, THE VILLAGE PUB AND LOCAL COUNTY PRIMARY SCHOOL.

The property provides 1,391sq ft of contemporary open plan living space with accommodation arranged over two floors to include a downstairs cloakroom/w.c. an impressive 20'10 x 14'0 kitchen/breakfast room with integrated appliances and central Island, a separate utility room and a downstairs study for those working from home. The dual aspect living room/diner has a feature recessed gas real flame fire and there are bi-fold doors from both the living room and kitchen leading out onto the rear sun terrace and gardens. To the first floor, there are two double bedrooms with fitted wardrobes and a 10'2 x 7'9 re-fitted bath/shower room with stand alone bath and walk-in double shower cubicle. In addition, there is a 7'0 x 6'1 dresser or nursery (currently a shoe/accessory room) and there is the potential to re-instate planning permission (Ref: RR/2009/51/P) to create a four bedroom family home, subject to the necessary consent.

Outside, there is a double width driveway providing off road parking and the 40ft x 46ft rear gardens are a particular feature with a full width sun terrace/patio and formal lawns enjoying a southerly aspect. Further benefits include gas fired central heating, sash cord style upvc double glazing, air conditioning and viewing is highly recommended to appreciate this exceptional home in such a sought after village location.

Price £625,000

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- Stunning Detached House
- Contemporary & Open Plan Living
- Re-fitted Bath/Shower Room
- Potential to Extend to Four Bedrooms
- Quiet Village Lane Location
- 20'10 x 14 Kitchen with Central Island
- 650sq ft Double Width Driveway
- Close to Countryside Walks
- Study & Separate Utility Room
- Beautiful Southerly Rear Garden

Entrance Porch

Entrance Hall

10'0 x 6'9 (3.05m x 2.06m)

Downstairs W.C

Living Room/Diner

21'3 x 15'7 max (6.48m x 4.75m max)

Kitchen/Breakfast Room

20'10 x 14'0 (6.35m x 4.27m)

Inner Hall

Utility Room

6'0 x 6'0 (1.83m x 1.83m)

Study

9'0 x 5'0 (2.74m x 1.52m)

First Floor Landing

10'2 x 7'0 (3.10m x 2.13m)

Bedroom One

15'10 x 11'8 (4.83m x 3.56m)

Bedroom Two

15'10 x (4.83m x)

Shoe Room/Store

7'0 x 6'1 (2.13m x 1.85m)

Bath/Shower Room

10'2 x 7'9 (3.10m x 2.36m)

Outside

Front Garden

Driveway

26'0 x 25'0 (7.92m x 7.62m)

Rear Garden

40'0 x 46'0 (12.19m x 14.02m)





Floor Plan



TOTAL FLOOR AREA : 1391 sq.ft. (129.3 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		