



Big Green, Warmington  
£595,000



SPREY  
PROPERTY



This delightful stone detached house is immaculately presented, in keeping with the age of the property. Having been extended in recent years, the current owners have also installed air source heating which gives a quarterly incentive payback for the next four years.

A south-facing cottage garden with central gravel path leads to an oak-framed porch and wooden door with stained glass windows. Beautifully tiled flooring in the hall gives access to a reception room either side, farmhouse style kitchen diner with utility, large conservatory and a downstairs bathroom. Views of the rear garden greet you on entry to the hall and can also be viewed from the second reception room through the conservatory and from the kitchen.

On the first floor there is a family bathroom and three double bedrooms, the main with a dressing room, walk-in wardrobe, Juliet balcony and en-suite shower room.

A perfect blend of retained character alongside modern improvements, this really is a property that has it all.

Tenure: Freehold

Electric Air Source Heating with quarterly payback scheme until 2028

Mains Water And Electric Connected

Council Tax: Band E

EPC Rating: TBC





On the first floor, two double bedrooms with cast iron fireplaces are found at the south-facing front of the house. Along the landing there is another bathroom and to the rear is a dressing room that leads into the main bedroom with double height ceiling, a Juliet balcony with never-ending views, a walk-in wardrobe and an en-suite shower room.

The rear garden has a patio off the conservatory and kitchen, with lawn and rockery beyond in this contained area that is both dog and child friendly. Through a gate you will find a gravel parking area that has room for at least four vehicles. Behind the parking area is the remainder of the garden that has a mini orchard with apple trees and a wildlife garden. A vegetable plot with raised beds lead to a new greenhouse and an insulated workshop with power and light. Open fields lie beyond giving fabulous views.

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Mains Water Connected  
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ENTRANCE HALL

LIVING ROOM 12' 9" x 11' 1" (3.89m x 3.38m)

STUDY/SNUG 12' 9" x 10' 8" (3.89m x 3.25m)

CONSERVATORY 10' 7" x 13' 11" (3.23m x 4.24m)

KITCHEN DINER 16' 10" x 14' 2" (5.13m x 4.32m)

UTILITY 9' 10" x 5' 9" (3m x 1.75m)

DOWNSTAIRS BATHROOM

FIRST FLOOR LANDING

BEDROOM TWO 12' 8" x 11' 5" (3.86m x 3.48m)

BEDROOM THREE 12' 8" x 11' 3" (3.86m x 3.43m)

BATHROOM

DRESSING ROOM 9' 11" x 8' 7" (3.02m x 2.62m)

BEDROOM ONE 15' x 9' 9" (4.57m x 2.97m)

WALK-IN WARDROBE 6' 11" x 4' 2" (2.11m x 1.27m)

EN SUITE SHOWER

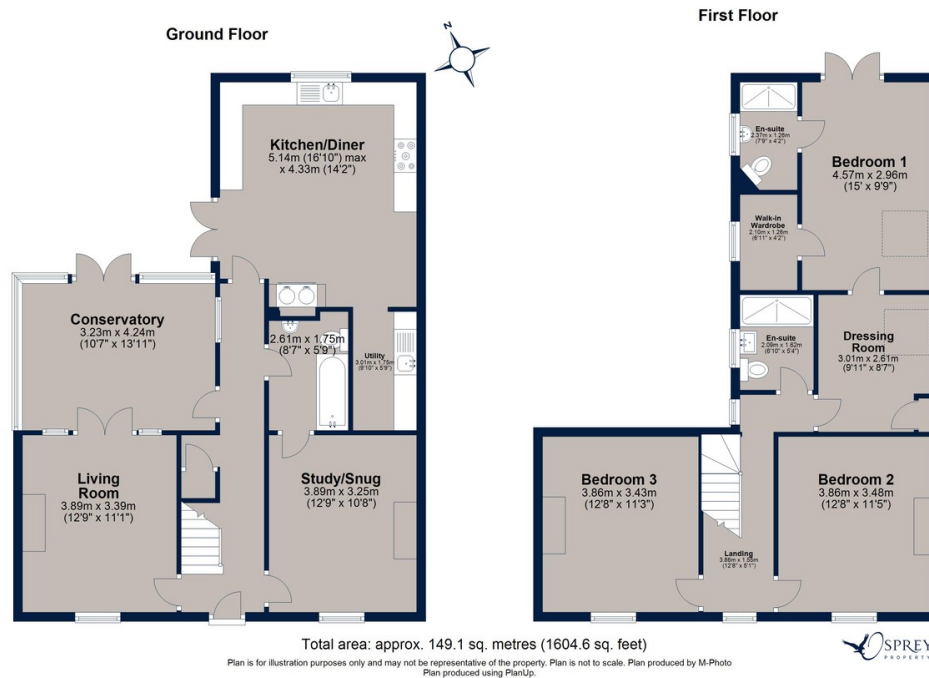
ENCLOSED GARDEN

PARKING

WILDLIFE AND VEGETABLE GARDEN



# Big Green, Warmington



A handsome Victorian detached stone property that has been lovingly cared for and extended.

With character features throughout and offering two reception rooms, a farmhouse style kitchen, a conservatory and utility, three double bedrooms and three bathrooms.

To the front is a south-facing cottage garden and to the rear there is parking for numerous vehicles, an enclosed garden and further garden beyond with mini orchard, vegetable garden and open countryside beyond.

EPC TBC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements