



OXFORD FAMILY ESTATES
Property Sales and Services



Mill Lane, Hogsthorpe PE24 5NF

£400,000

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Oxford family estates are delighted to present this surprising 4 bedroom, 2 bathroom detached bungalow with spacious gardens, drive and a huge garage/workshop! This unassuming and modernly finished bungalow is sure to impress with the modern open plan kitchen & Dining area, complete with island and bi-folding doors out on the patio area. The 4 double bedrooms and 2 bathrooms cater for all and is perfect for those looking for space to entertain family & guests or looking to live with relatives. The large drive and secure gates provide perfect space for multiple vehicles, caravan or a motor-home. The huge workshop is well lit with LED strip lights and has an electric remote roller door. There is rear access into the utility room housing the oil boiler, perfect for dog walkers!

Entrance Porch

Lounge 4.25m max x 5.54m (13'11" max x 18'2")

Bedroom 1 4.26m x 3.18m (13'11" x 10'5")

Bedroom 2 4.24m max x 3.50m (13'10" max x 11'5")

Bathroom 1 1.72m x 1.64m (5'7" x 5'4")

Bedroom 3 3.02m max x 3.18m max (9'10" max x 10'5" max)

Bedroom 4 2.43m x 5.14m (7'11" x 16'10")

Utility 2.44m x 1.90m (8'0" x 6'2")

Kitchen & Dining area 4.65m x 8.61m (15'3" x 28'2")

Bathroom 2 2.51m x 1.89m (8'2" x 6'2")

Workshop 8.92m x 6.40m (29'3" x 20'11")

Outside Fenced front garden, stoned drive with wooden gate. Pedestrian gate with walkway and gated to access the rear of the property. Large double gates extend driveway to rear garden alongside workshop. Raised decking and patio area with secluded space for hot tub Potting shed. Seating area at rear of the garden catches the sun beautifully in the morning. Rear access to Utility.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

- 4 bedroom, 2 bathroom
- Detached bungalow & workshop
- Open plan kitchen & dining area
- Bi-folding doors to patio area
- Spacious garden with patio, seating area & space for hot tub
- Utility room
- Large drive with double gated access to rear
- Oil central heating
- Central village location close to local taverns.
- Tax band C, EPC rating D



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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