



Oakwood House Sands Lane

Small Dole, BN5 9YL

£725,000

A Characterful And Picturesque 3 Bedroom 2 Bathroom Semi Detached Property Situated In A Quiet Private Lane Backing Onto A Nature Reserve.

Oakwood House is a beautifully presented property with a large South Facing Rear Garden backing onto a Nature Reserve. The property is entered through an Oak front door leading to a useful Study area, an impressive Kitchen / Breakfast Room with Oak beamed ceiling and under floor heating, Utility Room and Cloakroom. A particular feature of the property is the living room with Oak beamed ceiling and large inglenook fireplace with wood burner overlooking the rear garden, off the living room is a useful Snug area with patio doors opening onto the rear South Facing patio area and garden. On the first floor the Master Bedroom offers en suite shower room and windows overlooking the rear garden. 2 further bedrooms and a family bathroom with separate shower cubicle.

Outside is a wonderful South facing rear garden with patio area , mature shrubs and a large area of lawn backing onto a nature reserve. There is ample private parking at the front of the property.



- Characterful And Beautifully Presented 3 Bed 2 Bath Cottage
- Backing onto Nature Reserve
- Delightful Kitchen / Breakfast Room

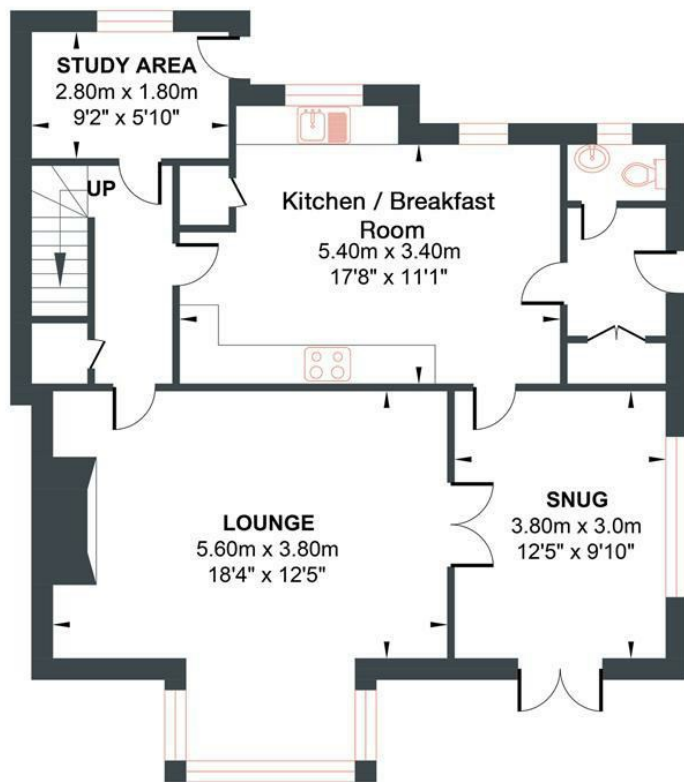
- Situated in a Quiet Private Lane In A Semi Rural Location
- Oak Beamed Lounge With Inglenook And Woodburner
- Good Size Rear Garden

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		
	72	82
England & Wales	EU Directive 2002/91/EC	

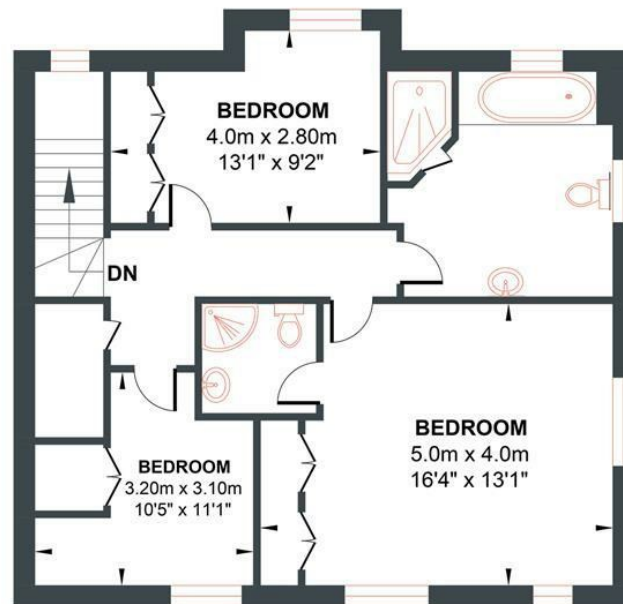


SANDS LANE

Approximate Gross Internal Area = 135.36 sq m / 1457.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
794.59 sq ft
(73.82 sq m)



FIRST FLOOR
Approximate Floor Area
662.41 sq ft
(61.54 sq m)

