



Howards Cottage, Higham, CO7 6ND

SPECIFICATIONS

KITCHEN

- Quooker 3-in-1 hot tap
- Integrated appliances (fridge-freezer, full-size dishwasher, AEG oven, AEG induction hob, AEG extractor, NEFF microwave, & washer-dryer)
- Wine fridge
- Quartz worktops and full-height quartz backsplash
- Larder / cleaning cupboard
- LED lighting
- Underfloor heating
- Door onto driveway
- West facing (daytime sunlight)
- Kitchen fitted approx. 1 ½ years ago
- (1980s extension)

LIVING ROOM

- Media wall with integrated storage
- Underfloor heating
- Bi-fold doors to patio
- Window seat
- Vaulted ceiling with LED up-light
- Coat and shoe cupboard by bifold entrance

DINING ROOM

- Engineered oak flooring
- Working open fireplace
- Cast Iron Radiators
- Understairs storage
- South / East facing windows (morning sunlight)

STUDY

- Multi-fuel fire
- Cast iron radiators
- Solid oak parquet
- East facing window (morning sunlight)

BED 1

- Fitted wardrobe and cupboards
- Log burner
- Cast iron radiator
- Views to vineyard

BED 2

- Fitted wardrobe and cupboards
- Cast iron radiator

BATHROOM

- Oversized shower
- Large vanity unit
- Electric underfloor heating
- Heated towel rail
- Heated mirror (doesn't steam up)
- Extra storage

OUTSIDE

- Rear garden secluded and not overlooked (only window overlooking the patio from Bypass Cottage is a bathroom window)
- North-facing but rising aspect means it gets sun throughout the day – incl. the patio which gets the last of the evening sun
- Porcelain paved patio (matches kitchen & living room for indoor / outdoor vibe)
- Outdoor hot & cold taps for outdoor kitchen
- Original well with hand pump and electric pump (for watering garden in summer months)
- Low level lighting (incl. in well)
- Steps leading to easy to maintain garden
- Log store and tool store on driveway (beside kitchen entrance)
- Oak-clad bin store, LPG bottle store (for barn) and coal store
- Gravel grids under entire driveway (stops stones drifting, easier to walk on)
- Pull-through for electrifying driveway gates already fitted
- Front garden and front path

BARN

- Built 2022 (interior yet to be completed)
- Full Planning Permission as an annexe with garage, living area, kitchen, bathroom (over garage) and mezzanine bedroom over living area
- Handmade green oak frame
- Oak cladding
- Handmade clay pantiles
- Aluminium guttering
- Electric supply (with its own RCD) all installed
- It has its own separate water supply (billed separately to the house)
- Gas line already laid under driveway ready for fitting LPG boiler (leads to gas bottle store already built on driveway)
- Drainage all fitted (rainwater to the soakaway and wastewater feeds directly into the septic tank)

- Internet cable to house router already pulled through under driveway and into main house
- Velux windows looking towards vineyard
- Celotex insulation included

SERVICES DETAIL

- LPG Gas Boiler (1 year left on warranty – full-service history)
- New RCD (fuseboard) fitted 2016
- Electricity supply to house upgraded to 100 AMP in 2022
- DPC course in 2016
- New sewerage treatment plant fitted 2019 & replacement pump station fitted 2021)
- Replacement roof fitted (including chimneys repairs / rebuild and repointing of all brickwork) 2020
- Heritage aluminium guttering (even on the log store!)

ECO-CREDENTIALS

- Original 1850s walls insulated internally (upstairs and downstairs)
- Electric car-charge point
- Nest heating thermostat
- Electric smart meter fitted