

1 The Butts, Standlake

Guide Price **£535,000**









1 The Butts

A charming Grade II listed period cottage offering versatile accommodation, south-facing rear garden and off-street parking for two cars.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

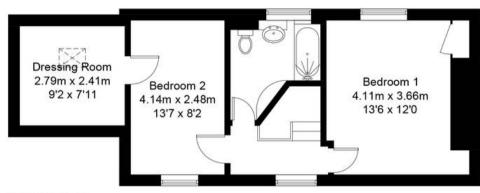
- Charming Grade II listed cottage with an abundance of character and period features including exposed beams, fireplaces and the original well.
- South-facing rear garden with mature trees and shrubs.
- Off street parking for two cars on gravelled driveway.
- Recently updated kitchen, boiler and bathroom (installed approximately one year ago).
- Located in an enviable cul-de-sac position in a popular village.
- Extremely versatile accommodation both upstairs and downstairs.



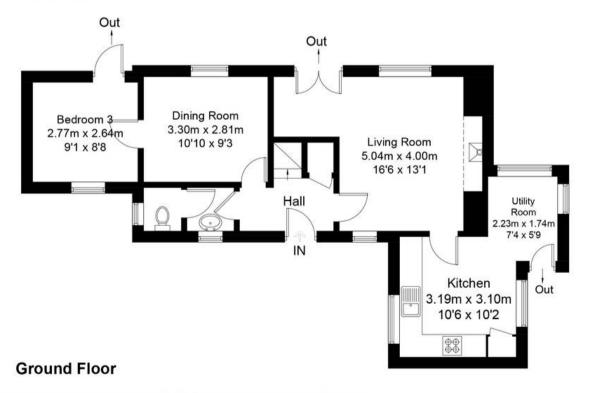


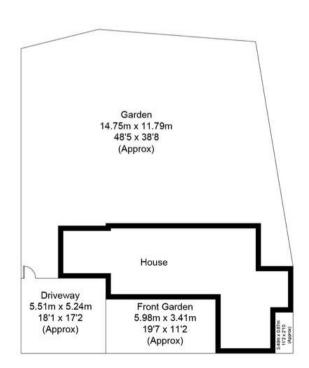
Approximate Gross Internal Area = 104.1 sq m / 1121 sq ft

For identification only - Not to scale



First Floor





Floor plan produced in accordance with RICS Property Measurement Standards. © Mortimer Photography. Produced for Simpsons. Unauthorised reproduction prohibited. (ID1113075)



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