



Kingsacre, Stamps Hill, Brixton PL8 2DB



Guide Price £425,000 - £450,000

Description

Located on the edge of this most popular village, Kingsacre is only a short distance from the village centre yet enjoys a peaceful, semi-rural position surrounded by fields, woods and allotments. Having been updated by the current owners over the last few years, the property now boasts a new kitchen and bathroom and tastefully presented décor throughout. The accommodation can be configured in a variety of ways to suit one's needs and an internal inspection of this lovely property comes highly recommended to appreciate all it has to offer.

Accommodation

A new (2022) composite part-frosted glazed front door leads to the Entrance Hall with wooden flooring, stairs to the first floor and wooden panelled doors leading to all downstairs rooms. The Sitting Room is a very nice, dual aspect room with a box bay window to the front, triple-paned full-length windows with sliding glazed door to the rear garden, and a stone feature fireplace with wooden mantel over on a stone hearth. The Kitchen also enjoys a dual aspect with a large window to the rear overlooking the rear garden and a frosted glazed door to the side. The room is fitted with a range of wall and base units with work surfaces over and cupboards and drawers under incorporating a single drainer stainless steel sink unit with mixer tap, built-in Neff double oven with combi microwave, Neff electric hob with extractor over, integral slimline dishwasher, space and plumbing for washing machine, a cupboard housing the Worcester combi boiler, feature splashbacks and bamboo flooring. Double bi-fold doors lead to Bedroom 3, which is currently used as an office but could also be repurposed for a number of other functions. This room benefits from a large window to the front with an outlook over the front garden and driveway and across the road to the allotments, and there is an interconnecting door to the entrance hall. The Bathroom has a frosted window to the rear and is fitted with a matching suite, installed approximately 4-5 years ago, comprising keyhole bath with mixer tap, shower attachment and tiled surround, inset sink unit with mixer tap and cupboards under, a low level WC, heated towel rail and fully tiled walls.



Stairs rise from the entrance hall to the First Floor Landing which has a window to the rear and doors providing access to the eaves storage areas on either side of the loft, in addition to further wooden panelled doors leading to the bedrooms. We are informed that there is provision for water and soil waste here, providing the potential to create an upstairs bathroom. Bedroom 1 has a window to the rear boasting a lovely outlook over the garden to the fields beyond, and provides further eaves storage space. Bedroom 2 is a dual aspect room with a window to the rear also enjoying rural views and a large multi-opening window to the side, along with more eaves storage.

Outside

To the front of the property, a five-bar gate gives onto the driveway which provides parking for two to three vehicles or more. There is a small brick paved patio outside the sitting room window which faces west and is a lovely spot to enjoy the afternoon sun. Mature trees and shrubs provide some privacy and there is a lawn area in addition.

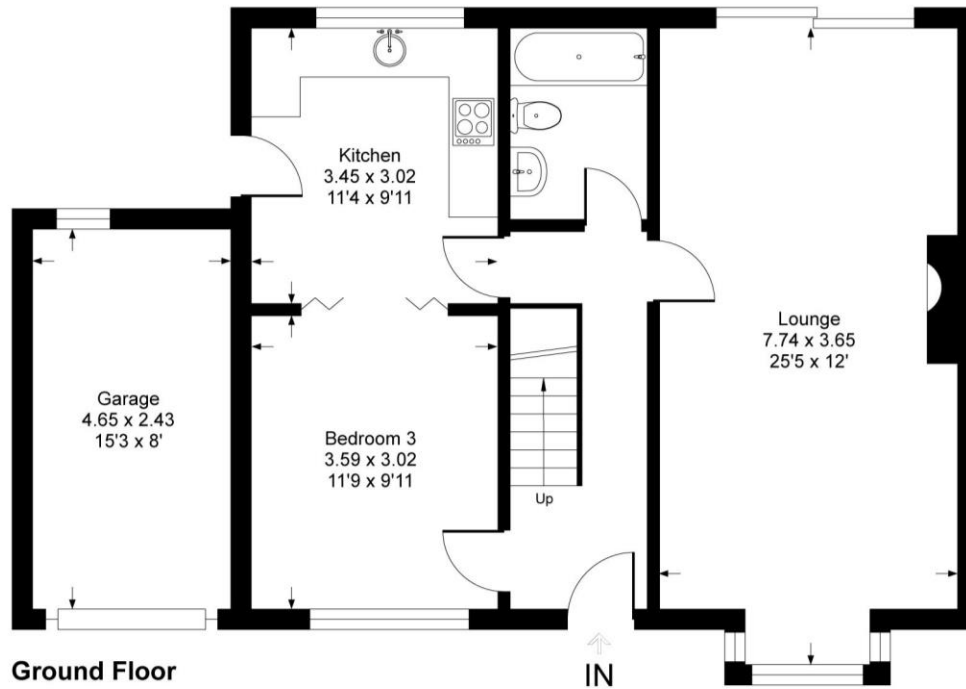
The rear garden is a wonderful feature of the property, backing onto fields and having been lovingly maintained over the years. It now benefits from a substantial patio to the immediate rear with a pond feature and a Summerhouse which has oak-effect flooring, insulation, power and light and could be utilised for many purposes. Steps lead down to the lawn where perimeters are of mature hedging and there are numerous well-established shrubs and trees, giving the garden plenty of year-round interest.

Garage

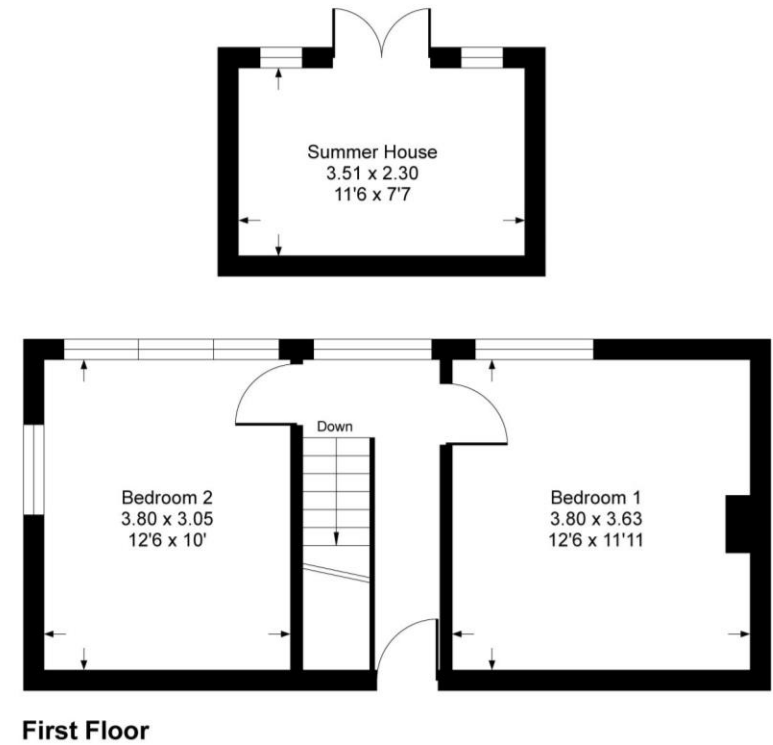
With an up and over door to the front, power and light.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Devon Property Photography for Luscombe Maye



Approximate Gross Internal Area = 95 sq m / 1027 sq ft
 Approximate Garage Internal Area = 11 sq m / 122 sq ft
 Approximate Outbuilding Internal Area = 8 sq m / 87 sq ft
 Approximate Total Internal Area = 114 sq m / 1236 sq ft

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