



NO CHAIN2800SQ FT SET OVER THREE FLOORS***FIVE DOUBLE BEDROOMS***THREE RECEPTION ROOMS***KITCHEN/BREAKFAST ROOM***CONSERVATORY***DOUBLE GARAGE AND DRIVE***SOUTH FACING REAR GARDEN***SUPERB VILLAGE LOCATION***

Rayson House has well laid out accommodation and to the ground floor comprises of a welcoming entrance hall, three reception rooms which include a playroom, a dining room with exposed stone wall and a large living room with open fireplace which leads to the conservatory. There is a generous open plan kitchen/breakfast room with double doors to the rear and access to the useful utility room and ground floor WC.

To the first floor there is a spacious landing and three double bedrooms, all of which have built in wardrobes. The master bedroom has an ensuite shower room and walk in wardrobe and beautiful view via a large picture window. The other rooms are served by a modern family bathroom with walk in shower and separate bath.

On the second floor there are two further good sized bedrooms, one of which is used as a home office and both have dormer windows with views to the south.

Externally the property benefits from a south facing rear garden with private patio area, with mature hedging, wisteria and rose garden. There is a lawn with pathway to the side giving access to the bottom of the garden and the double garage. The double garage, has electric doors and there is a double width drive way which is accessed from Rayson Court. There is also a useful garden shed with power and lighting.

The village has a great pub, primary school, playing field/play park, village hall and an over all brilliant community. Anyone who enjoys dog walking or running, there are countless public footpaths accessed from the doorstep.



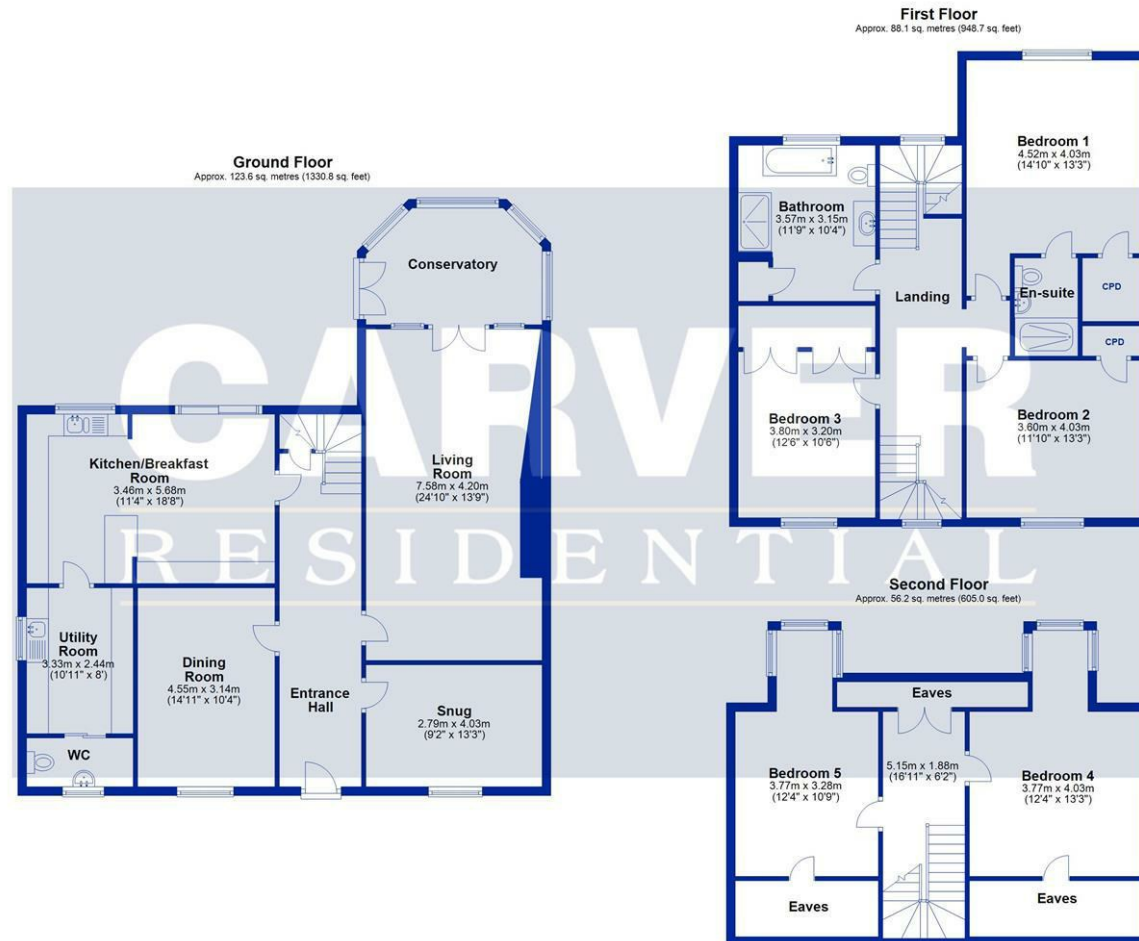


- Superb village location
- Three large reception rooms
- Utility room and conservatory
- Built in wardrobes
- Double garage and drive
- Large family home of around 2800 sq ft
- Breakfast Kitchen
- Five double bedrooms
- South Facing Garden
- South facing views

Council Tax Band F
 Mains services
 Agents note: the property belongs to a member of the Carver Group.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
101-120 kWh/m ² /year A		85
81-100 kWh/m ² /year B		
61-80 kWh/m ² /year C		
41-60 kWh/m ² /year D	65	
21-40 kWh/m ² /year E		
1-20 kWh/m ² /year F		
Not energy efficient - higher running costs		
Below 1 kWh/m ² /year G		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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