



1 Springfield Cottage Reeds Lane

Shipbourne, TN11 9RR Freehold

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Price Guide £525,000

Requiring modernisation the property is set in a charming rural position with stunning views over countryside. With entrance hall, sitting room, dining room, kitchen, three bedrooms and upstairs bathroom. Externally a driveway for two cars, garage and lovely rear garden. No onward chain.

Overview

- In need of modernisation
- Period property
- Rural location with views of countryside
- Two reception rooms
- Kitchen, lobby
- Three bedrooms
- Upstairs bathroom
- Rear garden, driveway, garage
- No onward chain
- Council tax band D



Ground floor

Entrance hall

Stairs to first floor

Sitting room

12'11 x 10'10

Sash bay window, fireplace

Dining room

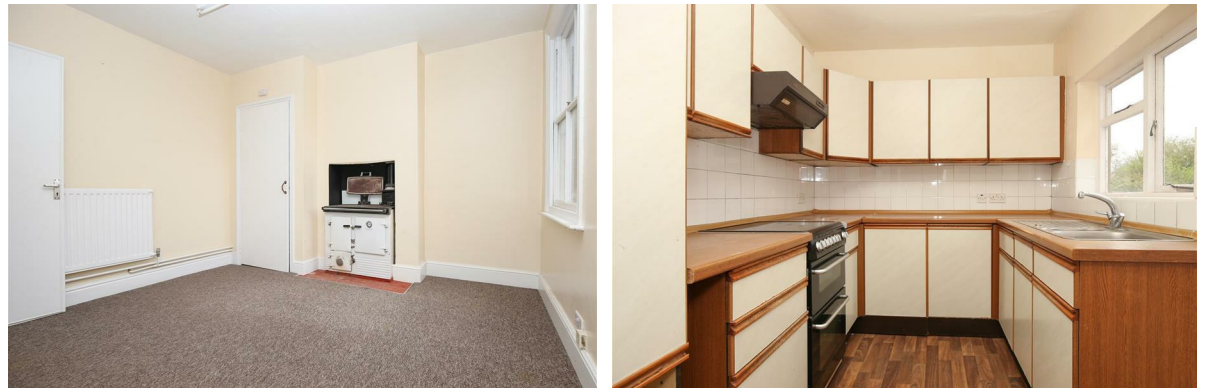
11'9 x 10'10

Fireplace with stove, window to rear, airing cupboard and under stairs cupboard.

Kitchen

9'10 x 7'5

Window to side, wall and base units, worktops, sink, drainer, space for electric cook with extractor above and fridge.



Lobby

Window to side and door to garden.

First floor

Landing

Bedroom one

12'11 into bay x 10'10

Sash window to front and storage.

Bedroom two

11'0 x 9'4

Sash window to rear and built in storage.

Bedroom three

9'11 x 7'5

Exposed floor boards and sash window to rear.

Bathroom

7'8 x 4'8

Bath, shower over, shower screen, wash basin, WC and window to front.

Externally

Front

Driveway for two cars, small front garden, garage and side access.

Rear garden

84'0 x 66'0 max (min 28'0)

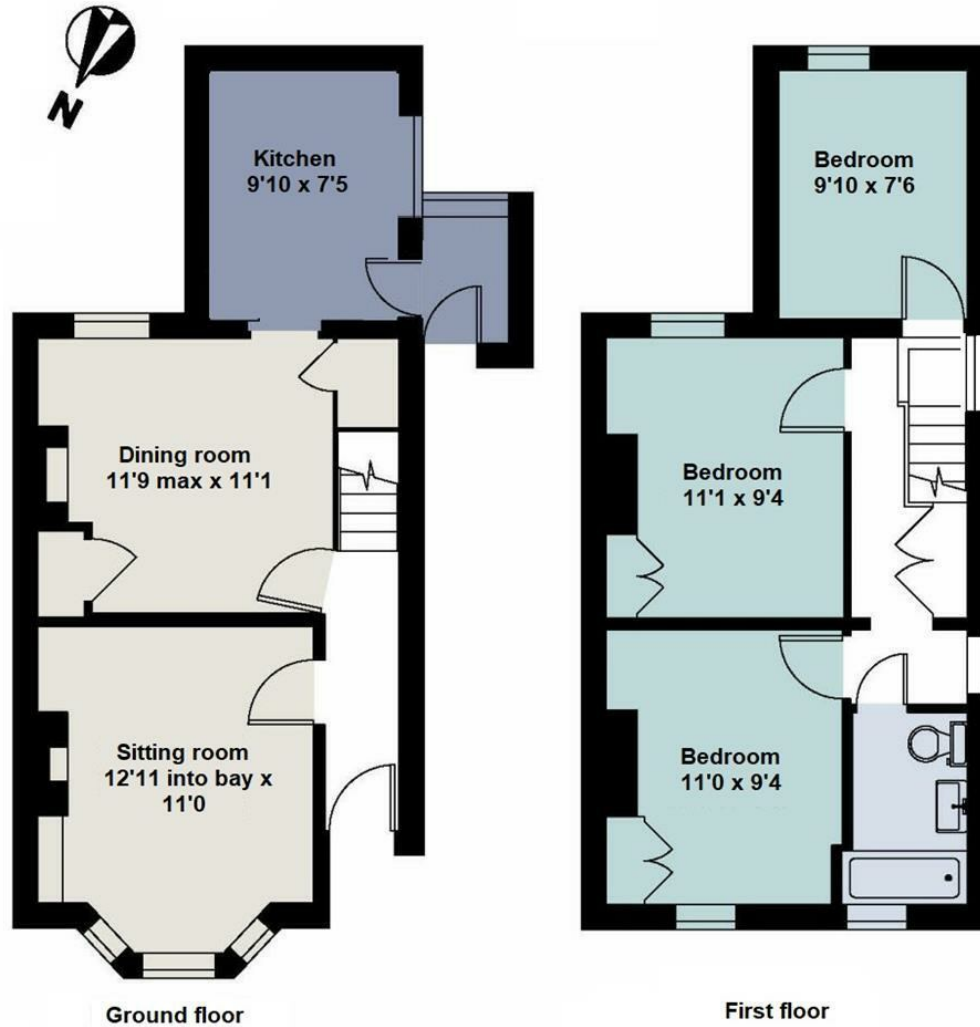
Lawn, patio, borders with plants and shrubs, garden tap and sheds.

Agents notes

The property is freehold and of standard construction, oil fired central heating, is connected to electricity, mains water and sewage.



Garden 84ft max
x 66ft max (min
28ft)



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