



Stags Holt Farm, Coldham Bank, March PE15 0BS

welcome to

Stags Holt Farm Coldham Bank, March

Barn Conversion (7 Year Build Warranty Remaining) - Four Bedrooms - Four Bathrooms - CCTV - 4kw Solar Panels - Log Burner
Underfloor Heating to the Ground Floor - Vaulted Ceilings - Oak Beams & Doors ** Viewing Highly Recommended



Entrance Door to

Hall

Tiled floor.

Lounge

17' 8" x 21' 3" (5.38m x 6.48m)

Tiled floor. Patio doors to side. Exposed brick wall. Log burner.

Kitchen

22' 11" x 25' 7" (6.99m x 7.80m)

Hand made kitchen comprising oak and American walnut. Sliding doors to rear and side. Tiled floor. Vaulted ceiling with oak beams. Ceramic induction hob. Two electric ovens. Integrated microwave. TV point. Single drainer sink with mixer taps and additional hot tap. Quartz worktops. Centre island with quartz worktop and storage under. Door to

Utility

8' 3" x 9' 3" (2.51m x 2.82m)

Window to rear. Tiled floor. Single drainer sink with mixer taps. Quartz worktops. Plumbing for washing machine and dishwasher.

W.C

Tiled floor. Low level wc. Vanity wash hand basin with storage under. Extractor fan.

Lobby

Stairs to first floor.

Landing

Open plan hand made mezzanine snug with glass balcony and oak beams.

Bedroom One

15' 5" x 21' 6" (4.70m x 6.55m)

Windows to either side. TV point. Two radiators.

Walk In Dressing Area

14' x 10' 6" (4.27m x 3.20m)

Hanging rails and shelving. Door to airing cupboard housing heat management system and hot water tank.

En Suite

16' 2" x 11' 6" (4.93m x 3.51m)

Free standing bath. Low level wc. Shower cubicle. Radiator. Vanity wash hand basin with storage under. Heated towel rail. Extractor fan. Tiled floor.

Bedroom Two (Ground Floor)

17' x 11' 9" (5.18m x 3.58m)

Window to front. TV point. Walk in Dressing Room.

En Suite

Window to side. Low level wc. Vanity wash hand basin with storage under. Tiled floor. Vertical radiator. Extractor fan.

Bedroom Three (Ground Floor)

16' 2" x 11' 7" (4.93m x 3.53m)

Window to rear. TV point. Walk in dressing room.

En Suite

Shower cubicle. Extractor fan. Low level wc. Vanity wash hand basin with storage under. Heated towel rail. Tiled floor.

Bedroom Four (Ground Floor)

14' 7" x 12' 4" (4.45m x 3.76m)

Window to side. TV point.

En Suite

Shower cubicle. Heated towel rail. Low level wc. Extractor fan. Vanity wash hand basin with storage under. Skylight.

Outside

There is off road parking which is block paved.

Rear garden is enclosed, laid to grass with patio area.

Drive to garage.

Garage

20' 1" x 13' 8" (6.12m x 4.17m)

Electric roller shutter door. Electric and lighting laid on. Door to front.



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- Barn Conversion
(7 Yr Build Warranty Remaining)
- Four Bedrooms
- Four Bathrooms
- Solar Panels
- Log Burner
- Vaulted Ceilings
- Approx. 3,300 sq ft

Tenure: Freehold
EPC Rating: B



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
MCH111963 - 0004

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