



**Warren Cottage Cat Street, Chiselborough Stoke-Sub-Hamdon TA14
6TT**

welcome to

Warren Cottage Cat Street, Chiselborough Stoke-Sub-Hamdon

A charming two bedroom Grade 2 Listed hamstone thatched cottage set in this sought-after village. The property boasts many character features including exposed stone and beams. Outside there is a great size garden with garage and parking.



Ground Floor

Living Room

Dual aspect room with single glazed windows with secondary glazing and windowseats to front and rear. Inglenook space (currently sealed). Radiator. Curved staircase leading to first floor with storage cupboard. Access to dining room and study.

Dining Room

9' x 16' 8" (2.74m x 5.08m)

Front aspect single glazed window with secondary glazing and windowseat. Storage cupboard. Radiator. Access to kitchen and living room.

Sun Room

10' 5" x 9' 10" (3.17m x 3.00m)

With single glazed windows to side with secondary glazing and single glazed window rear. Single glazed door to veranda. Boiler. Radiator. Access to kitchen.

Study/ Bedroom 3

7' x 9' 10" plus recess (2.13m x 3.00m plus recess)

Side aspect single glazed window with secondary glazing. Single window with secondary glazing and single glazed door to veranda. Door to front.

Kitchen

9' x 8' (2.74m x 2.44m)

Rear aspect double glazed window looking over rear garden. Skylight window. Fitted base and wall units. Work surfaces incorporating a sink and drainer. Tiled splashbacks. Built-in oven, microwave and induction hob. Integrated dishwasher. Tiled floor. Radiator.

Pantry

4' 2" x 4' 9" (1.27m x 1.45m)

Single glazed window into dining room. Fitted tall base unit. Space for Fridge/ Freezer. Plumbing for washing machine. Tiled floor. Access from kitchen.

Bathroom

Rear aspect double glazed window. Fitted with a suite comprising a panelled bath with electric shower over, wash hand basin and WC. Part tiled. Tiled floor. Heated towel rail.

First Floor

Landing

Front aspect single glazed window. Side aspect single glazed stone mullion window. Carpets.

Bedroom 1

12' 8" x 11' 6" (3.86m x 3.51m)

Rear aspect single glazed window. Exposed beams. Access to loft. Fitted carpet and wooden floor. Radiator. Ample storage over stair bulkhead. Access to shower room.

Bedroom 2

9' 4" max x 15' 7" max (2.84m max x 4.75m max)

Front aspect single glazed window. Exposed beams. Fitted carpet and wooden floor. Radiator. Access to shower room.

Shower Room

Fitted with a shower cubicle, wash hand basin and WC. Built-in storage. Towel heater. Access to both bedrooms.

Outside

The fantastic garden is varied and private. Enhanced by the presence of Chiselborough Church spire. The rear garden is mainly laid to lawn with shrubs, flower beds and fruit trees. Two outhouses. A further section of garden includes a natural pond, aluminium greenhouse and views over fields. Closer to the property is a separate side garden edging the veranda. The property also features a garage and driveway parking. Oil tank.

Veranda

Accessed from both the sun room and study. Paved and sheltered, adjacent to side garden.

Garage/ Workshop

With wooden hinged doors, and power and water connected. Sink and plumbing for washing machine. Door to side.



Ground Floor



First Floor

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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welcome to

Warren Cottage Cat Street, Chiselborough Stoke-Sub-Hamdon

- Character Cottage
- Grade II Listed
- Two Bedrooms And Versatile Reception Rooms
- Garage And Parking
- Character Features

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: E

£450,000



Please note the marker reflects the
postcode not the actual property

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