



**Willow Barn Welsh Road, Ledsham, CH66 9PA**  
**£549,995**

PROPERTY  
PERSPECTIVE

## The Property Perspective

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Part Exchange Available\*\* - Ask for more information

We are delighted to offer for sale this stunning detached bungalow set within an impressive 0.4 acre plot\* in a semi rural location yet offering access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property has been finished to a very high standard with quality fittings throughout. There is a bespoke kitchen with marble worktops and appliances plus a contemporary bathroom and 2 en suites. Items of particular note include the multi fuel stove and bi fold doors and French doors to the living family kitchen, dressing room and French doors to the master bedroom plus under floor heating supplied by a ground source heat pump and hardwood internal doors. There are ample sockets and media points to the property. The property is ready to move in with flooring and window coverings included as fitted.

The property comprises impressive hallway, living family kitchen, utility room, master bedroom with en suite and dressing room, bedroom 2 with en suite, 2 further double bedrooms plus a family bathroom.

The property is accessed via electric gates with the property having a further gated driveway with parking for a number of vehicles. The property is located within impressive garden areas with large patio areas plus mature planting and lawns plus shed and wood storage facilities.

Tenure - Freehold  
Council Tax - Band F

The property comprises.

### INTERNAL

#### Hallway

An impressive area with access to all main rooms. With oak flooring.

#### Living Family Kitchen 34'3"(max) x 28'8"(max) (10.44m(max) x 8.74m(max))

A stunning focal point and living space having a comprehensive range of bespoke wall and base units with complimenting marble worktops and upstands. With double oven, induction hob, fridge freezer and dishwasher.

Having bi fold doors plus French doors and a multi fuel stove and oak flooring.

#### Utility Room 9'9" x 6'1" (2.98m x 1.86m)

Having modern units with laminate worktops plus tiling and floor tiling.

#### Bedroom 1 14'4" x 13'1" (4.38m x 4.00m)

A light dual aspect room with carpets, curtains and blinds plus French doors.

#### Dressing Room 16'2"(max) x 6'2"(max) (4.94m(max) x 1.90m(max))

Having fitted units and storage plus carpets.

#### En Suite 1 9'0" x 7'3" (2.76m x 2.21m)

Having a contemporary 4 piece suite with stand alone bath and walk in shower plus chrome ladder radiator, recessed spot lights plus wall and floor tiling.

#### Bedroom 2 13'2" x 10'5" (4.02m x 3.18m)

With recessed spot lights, carpets and blinds.

#### En Suite 2 9'4"(max) x 3'8"(max) (2.86m(max) x 1.14m(max))

Having contemporary sanitary ware with vanity basin, chrome ladder radiator, recessed spot lights, tiling and floor tiling.

#### Bedroom 3 14'5"(max) x 14'5"(max) (4.41m(max) x 4.40m(max))

A light dual aspect room with fitted units, carpets and blinds.

#### Bedroom 4 10'4"(max) x 8'9"(max) (3.17m(max) x 2.68m(max))

With recessed spot lights, carpets and blinds.

#### Bathroom 8'9" x 5'9" (2.69m x 1.76m)

Having contemporary white sanitary ware, vanity basin, recessed spot lights plus wall and floor tiling.

### EXTERNAL

The property is accessed via electric gates with the property having a further gated driveway with parking for a number of vehicles. The property is located within impressive garden areas with large patio areas plus mature planting and lawns plus shed and wood storage facilities.

\*Plot size stated as 0.455 acres on Homesearch property data website. Any prospective purchaser should make their own checks on size/dimensions of the plot

\*\* Subject to terms, conditions, valuation and price differential



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.