

Old Stables Cottage Stonemead Lane | Knole | TA10 9RZ FREEHOLD

£400,000

## PROPERTY SUMMARY

2  2  1  

A charming barn conversion nestled in the hamlet of Knole has come to the market. The property offers a spacious open plan kitchen/diner, living room, two double bedrooms, with ensuite to the master bedroom and bathroom. Outside, the property has a large garden, paddock and driveway offering off road parking. An early viewing is highly recommended.

### **Kitchen/Diner**

12'10 x 11'11 (3.91m x 3.63m)

Entering through the stable door to the kitchen. A range of wall, drawer and base unit with one and a half stainless steel sink with drainer and mixer tap over. Range style cooker with hood over. Space for upright fridge/freezer. Space for a dining table and chairs. Double glazed window over looking the garden. Velux window. Throughway in to living room. Doorway to the rear inner hallway.

### **Living Room**

15'11 x 13'8 (4.85m x 4.17m)

Radiator. Multi fuel burner with fireplace surround. Dual aspect double glazed windows to side and rear. Original exposed beams. Door leading to Bedroom one.

### **Bedroom One**

12'7 x 12'2 (3.84m x 3.71m)

Radiator. Built in cupboard. Velux window. Double glazed window to front. Door leading to En suite.

### **En Suite**

Low level WC, wash hand basin and walk in shower. Heated towel rail. Double glazed window.

### **Bedroom Two**

15'6 x 10'3 (4.72m x 3.12m)

Radiator. Double glazed window.



Charming Barn Conversion

Kitchen/Diner

Living Room

Two Double Bedrooms

Bathroom

Garden

Paddock

Rural Location

Off Road Parking



**INTERESTED IN THIS  
PROPERTY**

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**Bathroom**

Low level WC, pedestal wash hand basin and panelled bath. Tiling to splash prone areas. Space and plumbing for washing machine. Storage cupboard. Heated towel rail. Double glazed window.

**Outside**

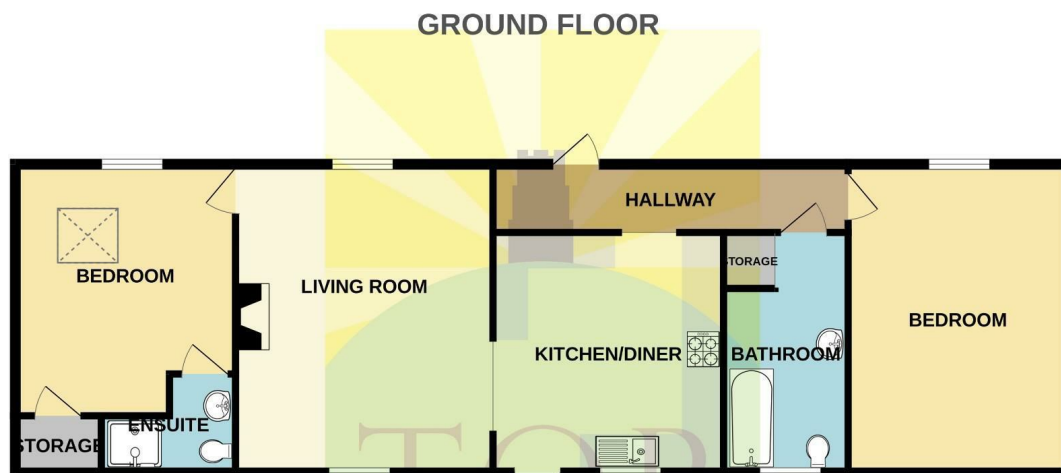
Garden laid to lawn with various plants, bushes and trees enclosed with wooden fencing. Gate leading to paddock. Ample off road parking.

**Purchasers Note**

There is a public footpath which crosses the paddock at 2 points and the front boundary of the property opens onto the neighbours driveway, of which you have a pedestrian right of access to maintain this side of the property.

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	100
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	53
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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