

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

£385,000

PROPERTY SUMMARY

2  2  1  E 

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

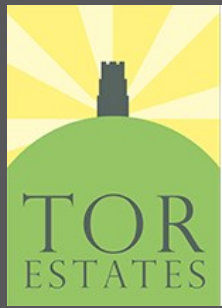
Garden laid to lawn with various plants, bushes and trees enclosed with wooden fencing. Gate leading to paddock. Ample off road parking.

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.

Disclaimer

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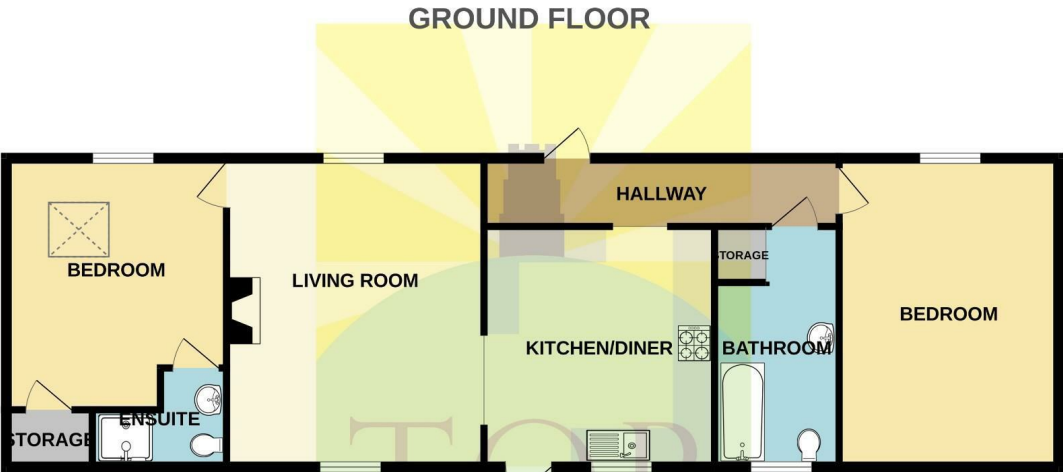
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Energy Efficiency Rating

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

