

Fourth Farm

Lot 1

Modern Bungalow and c.17.27 Acres of Land

Treetops & arable land : TA1260 / 6509 (17.27 Ac)

Guide Price: £600,000

Treetops

This beautifully designed modern detached bungalow is in a large plot accessed via a private road.

The property provides versatile well-appointed accommodation to include, a lobby/reception area giving access to a separate lounge and dining room, large modern open plan kitchen /diner, large study/bedroom, 3 further bedrooms, utility, W.C, and a family bathroom. Externally the property benefits from an ample private driveway and secluded, well stocked and sheltered gardens.



The property is subject to an Agricultural Occupancy Condition (AOC) and therefore comes with 17.27 acres of arable land situated to the rear. This could be repurposed for equestrian facilities or lodges / caravans subject to the necessary planning consents and approvals. There is also the option to rent the land out for farming which the agent can negotiate.

Key features

- Beautifully designed detached bungalow providing landscaped gardens in an exclusive private setting
- 3/4 Bedrooms
- Large modern study / library with built in storage
- Recently extended spacious and modern open plan kitchen / diner /snug done to a high specification

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- Utility and separate WC
- Two further reception rooms - lounge and dining room
- Modern family bathroom
- Well stocked and landscaped gardens offering many separate private seating areas
- Ample driveway parking
- No forward chain

This beautiful and individually designed bungalow enjoys a private location due to its large plot and being surrounded by a curtain of hedges and trees.

The front door opens onto an entrance lobby. To the left of the lobby is a separate lounge with patio doors opening to the garden. An open fireplace currently has an electric log burner and provides a focal point. To the right is an opening to the dining room which has two large windows overlooking the rear and side of the garden.

To the right of the lobby is the hub of this property. A recently extended large open plan modern kitchen / diner with separate seating area. The kitchen has an excellent range of modern white gloss units with built in appliances, granite worktops and bamboo flooring. There is a large island with seating and beyond this a dining area and separate seating area/ snug with wall mounted TV and built in modern electric fire. The room has a good supply of natural light from the side windows, ceiling Velux and patio doors on to the front garden. Plantation shutters provide a modern feel to this high spec room.

A separate WC and utility room are situated just off the kitchen.

Access to the property from the side door brings you to a new corridor with bamboo flooring, built in white gloss storage units and plenty of natural light. This has access to a large modern study with ample storage and desks. A large window brings in plenty of natural light and has plantation shutters. This room could easily be turned into a separate lounge, library or bedroom.

There are three further bedrooms, one with built in glass fronted sliding wardrobes and a modern family bathroom that serves all the bedrooms.

The property is surrounded by trees and hedges offering privacy and many sheltered and secluded spots. There is an expanse of lawn to the left side of the property with a separate gravelled seating area under trees. To the front of the property a landscaped gravelled pathway is edged by neat planted borders. The path ends outside the patio doors to the lounge where Indian slate slabs sit underneath an impressive rose covered trellis and seating area. To the right side of the property is another gravelled area surrounded by lawn and well-kept trees and bushes offering a private and secluded large seating area.

The property has an oil central heating system.

The bungalow is set on an impressive plot and the garden will not disappoint. This is ideal for a family or a couple looking for space and privacy.



Treetops
Approximate Gross Internal Floor Area
184 m sq/ 1,980 ft sq





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Plan for Identification Purposes Only

