



The Paddocks , St Mary Church,
Cowbridge, CF71 7LT

Watts
& Morgan



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Cowbridge, CF71 7LT

Guide Price £750,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms
Double Garage

A detached, four bedroom family home in this most sought-after of villages with substantial accommodation throughout. Within walking distance to the local Primary School and within Cowbridge School Catchment. Accommodation over 2100 sq. ft. to include; entrance porch, hallway, lounge with log burner, sun-room with log burner, fitted kitchen plus utility/boot room. Also, a ground floor shower room and home office/snug. First floor landing leading to four double bedrooms, 1 en-suite and a 3-piece family bathroom. Ample driveway parking and an integral double garage with electric door. Private generous surrounding plot with lawns, fruit trees and vegetable beds.

EPC Rating; tbc.

Directions

Cowbridge Town Centre – 2.5 miles

Cardiff City Centre – 16.1 miles

M4 Motorway – 10.1 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

The Paddocks is a well-proportioned detached family home nestled to the heart of this very popular Vale village, within walking distance to the local Primary School and within Cowbridge School Catchment.

The spacious property has been occupied by the current owners for approximately 37 years and has been well-tended and cared for over the years, offering impressive family accommodation throughout.

An entrance porch leads directly through into the hallway with open tread staircase leading to the first floor landing and all doors leading to the living accommodation. There is a central ground floor shower room which has been fitted with a white suite.

The lounge is an impressive size dual aspect reception space with a bay window to the front aspect. A central feature to this room is the freestanding log burning stove set on a flagstone hearth and with bespoke fitted cabinets to either side. From here there is access into the sun-room which is currently utilised as a dining room enjoying the beautiful views over the rear garden. This multi-purpose room is a good addition to this family home with feature log burner and fitted cabinets to either side. There is also access through into the kitchen from here.

The kitchen has been fitted with a range of quality shaker-style farmhouse cream wall and base units with complementary Corian stone work surfaces, splash-back and an additional breakfast bar area with beech butchers-block surface. Offering a range of integral appliances to remain to include; fridge, dishwasher, eye-level oven with grill and a superb freestanding navy-blue Rayburn cooker with dual hotplate and ovens.

From the kitchen, there is a large utility/boot room providing additional wall and base units with work surfaces, Belfast sink and plumbing for appliances. Access from here is provided out to the rear garden and into the integral double garage.

Completing the ground floor is the study/snug fitted with a range of quality cabinets fitted with 'Hammonds' and desk area to remain. There is sliding door access to the kitchen.

To the first floor, the generous landing has an airing cupboard housing the hot water tank. From here there are four double bedrooms; two offering a lovely view over-looking the rear garden.

The second largest room has the benefit of its own 3-piece ensuite shower room and a fitted storage cupboard.

All the other bedrooms share use of the 3-piece family bathroom which has a dual ended bath with a shower over.



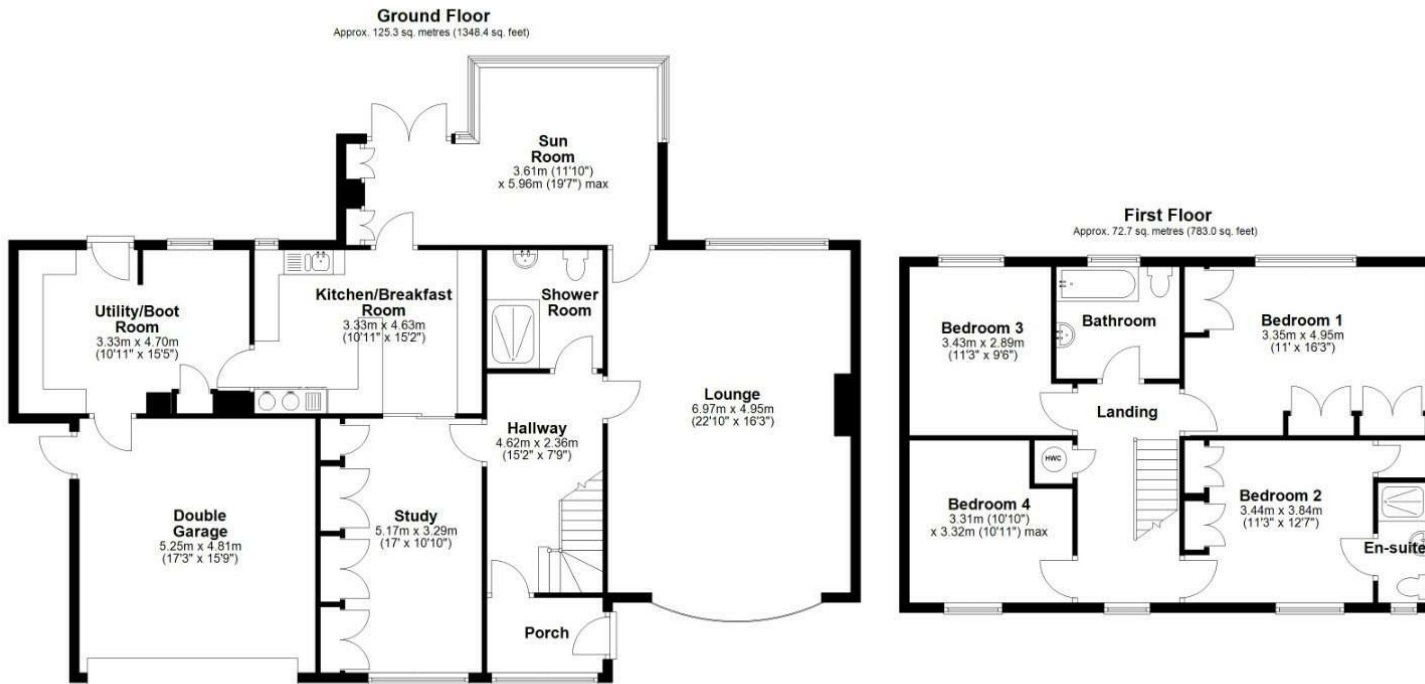
GARDENS AND GROUNDS

The Paddocks occupies a generous plot totaling a third of an acre, which is well-manicured and immaculately presented to offer an array of tall trees and foliage giving a good degree of privacy to this sunny garden. Offering a large greenhouse and timber storage shed to remain. There is side access to either side and a shingle area ideal for al-fresco dining. The rest of the garden is predominately laid to lawn with mature shrub borders leading onto an additional veg garden/orchard to the bottom.

To the front there is a shared driveway with only three other properties. This leads to the private driveway for The Paddocks which is laid to shingle and provides private parking for several vehicles leading to an integral double garage with remote controlled electric door and full power supply. The front garden offers an abundance of colourful borders along with beautiful wisteria.

ADDITIONAL INFORMATION

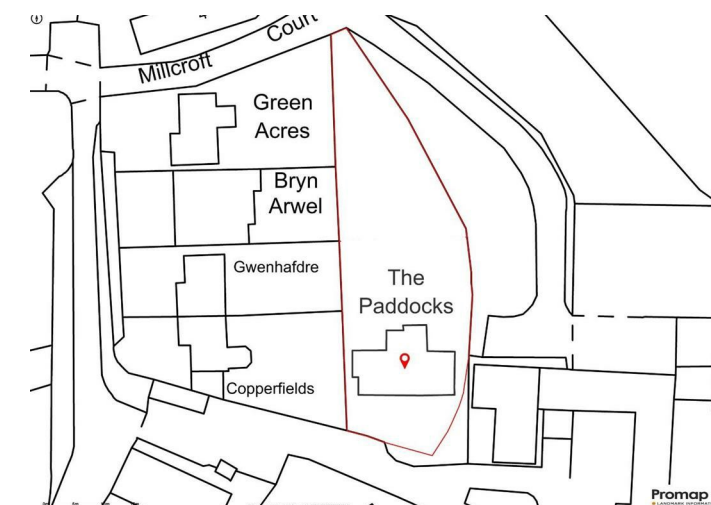
Freehold. Oil-fired central heating boiler and mains electricity, drainage and water. Council Tax is Band G.



Total area: approx. 198.0 sq. metres (2131.4 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

The Paddocks, St Marys Church



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



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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