



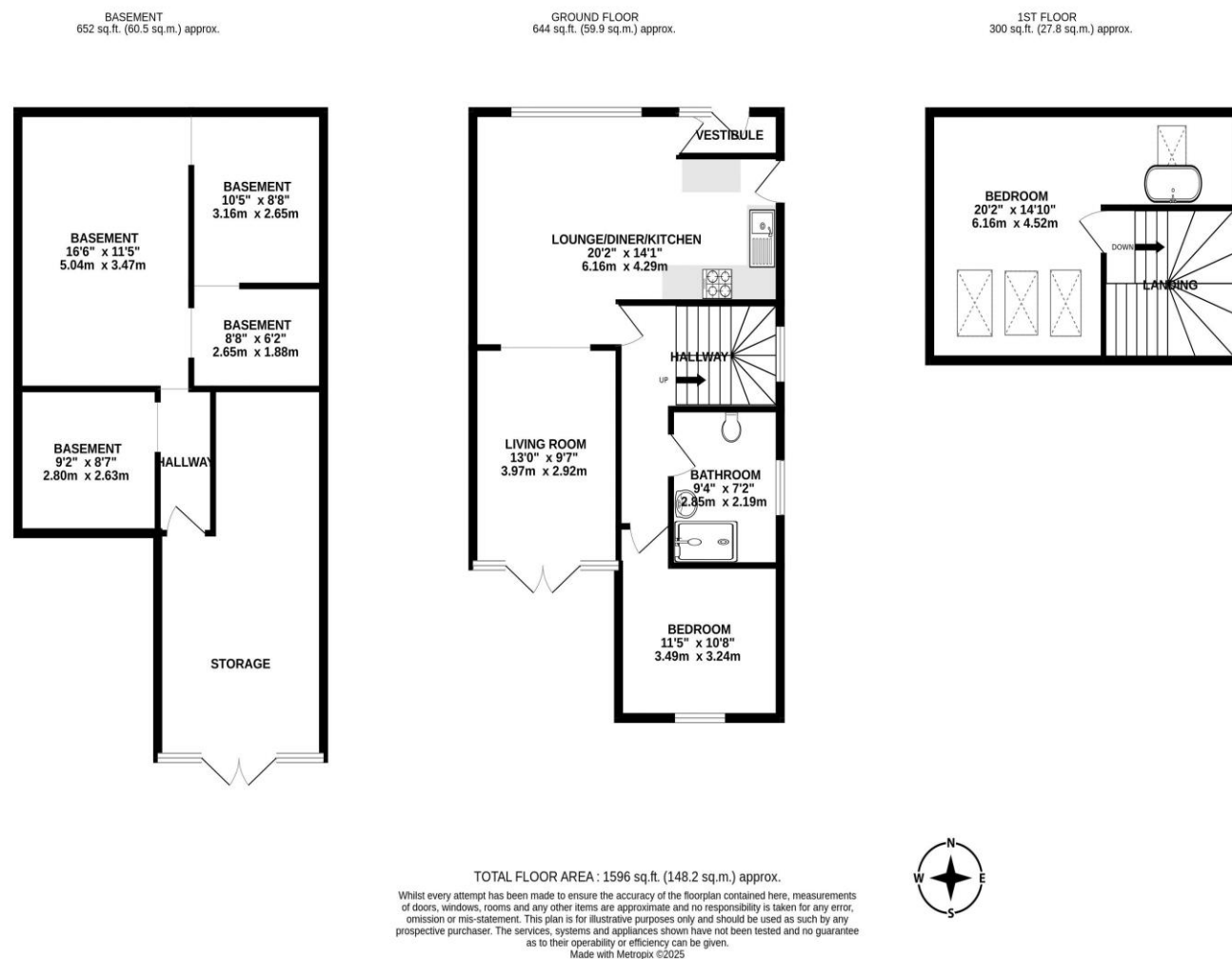
TRACY PHILLIPS

Estates



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Asking Price: £270,000

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This beautifully presented home offers a perfect blend of charm, space, and modern living, set against open views of the surrounding countryside. The property benefits from driveway parking as well as on-street parking, and is framed by a pretty front garden filled with colourful flowers, established shrubs, and tasteful outdoor lighting that creates a warm welcome. with the added benefit of new electrics and a recently installed boiler.

Step through the front door into a bright entrance hallway, which leads directly into a stylish open-plan dining kitchen. The kitchen area is thoughtfully fitted with a range of wall and base cupboards, featuring an integrated oven and gas hob, along with a glazed door providing convenient access to the side of the property. The dining area is bathed in natural light from the large front window and includes a charming gas log-effect stove—perfect for cosy evenings. This space seamlessly flows into a lovely lounge area, complete with French doors that open out onto a large, raised composite balcony, ideal for relaxing or entertaining outdoors. An inner hallway, with useful under-stair storage, leads to the main bathroom which has been recently renovated to a high standard. It features a luxurious walk-in shower, modern vanity sink, and WC. The second bedroom is a spacious double, currently used as a dressing room, and includes two built-in wardrobes for excellent storage. A striking oak and glass staircase leads to the master suite on the upper floor. This stunning space boasts three Velux windows, flooding the room with natural light, and features a luxurious free-standing bath and storage cleverly integrated into the eaves. It's a truly tranquil retreat.

On the garden level at the rear of the property, there is a versatile additional room currently used as a gym and utility area. French doors open out to the garden, and this room also provides access to extensive storage space that runs beneath the house—perfect for storing bikes, tools, and more. The south-facing garden is a true highlight of the property. It offers an Indian stone patio, raised beds, a well-kept lawn, and borders filled with vibrant flowers and shrubs. Under the balcony, a delightful outdoor dining area is adorned with festoon lighting and additional outdoor lighting, creating a magical setting for al fresco entertaining. With open views across the fields beyond, this garden is a peaceful haven and a perfect place to unwind.





