

Nestled in the tranquil setting of Church Road, Upper Sundon, this charming detached house offers a unique opportunity for those seeking a rural lifestyle. With a generous garden plot, this property is perfect for families or individuals who appreciate space and the great outdoors.

This property presents vast potential for extension, allowing you to create your dream home in a picturesque rural setting. With its combination of spacious living areas, outdoor opportunities, and the charm of Upper Sundon Village, this detached house is a rare find that promises a delightful lifestyle. Don't miss the chance to make this exceptional property your own.



The home boasts four reception rooms, providing versatile accommodation that can easily be adapted to suit your needs. Whether you require three or four bedrooms, or two or three reception areas, this property can accommodate your lifestyle preferences. The three well-appointed bathrooms ensure convenience for all residents and guests.

For those with a passion for equestrian pursuits or animal husbandry, the adjacent paddock is available to rent by separate agreement, enhancing the appeal of this remarkable home. The large garage and workshop offer ample storage and workspace, while the extensive parking facilities can accommodate any vehicles, making it ideal for families with multiple cars or for entertaining guests.

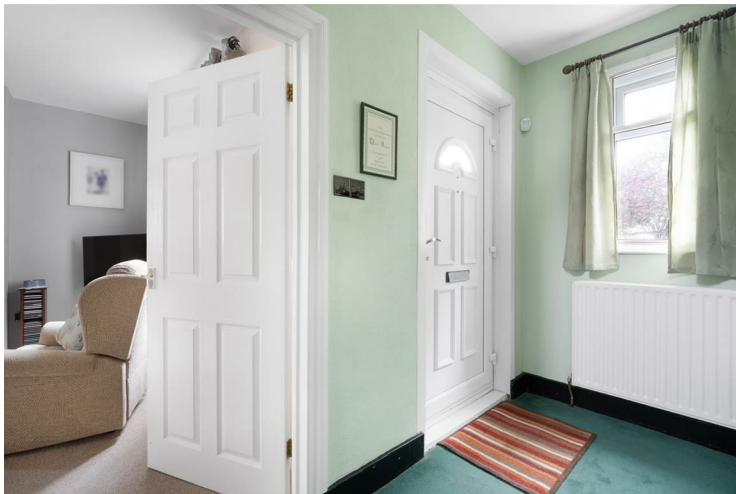
### Entrance Hall

Providing access to all ground floor accommodation with a composite door to the side aspect and double glazed window to the front. Radiator. Fitted carpet. Stairs riding to the first floor accommodation.



### Family Room / Study / Guest Room

Double glazed windows to the front and side aspects. Sky light to the ceiling. Two radiators. Fitted carpet. Hatch to roof space.



### Sitting Room

A bright and dual aspect room with double glazed windows to the front and side aspects. Two radiators. Fitted carpet. TV point.



### En-Suite Shower Room

Fitted to comprise a shower enclosure, w/c and wash hand basin. Radiator. Fitted carpet. Sky light to the ceiling. Part tiled walls.

### Kitchen / Breakfast Room

Recently refitted to comprise a range of wall, drawer and base level units with work surfaces over. 1 and 1/2 drainer sink unit. Integrated NEFF oven and induction hob with an extractor hood over. Space and plumbing for a dishwasher. Double glazed windows to the rear aspect. Stable style door to the rear. Large storage cupboard. Radiator. Wood laminate flooring. Part tiled walls.

### Dining Room

Double glazed windows to the front aspect. Radiator.



### Utility Room / Laundry Room

Fitted to comprise a range of wall and base level units with work surfaces over. Fitted floor to ceiling larder cupboards. Single drainer

sink. Spaces for a washing machine and tumble dryer. Double glazed window to the side aspect. Part tiled walls and tiled floor. Composite door to the side aspect.

## Landing

Providing access to all first floor accommodation with a double glazed window to the rear aspect. Airing cupboard (housing the insulated hot water tank) and storage cupboard. Radiator. Fitted carpet.



## En-Suite Shower Room

Fitted to comprise a shower enclosure and wash hand basin. Fully tiled walls.

## Bedroom Three

Dual aspect with double glazed windows to the side and rear aspects. Radiator. Fitted carpet.

## Bedroom One

Double glazed window to the front aspect. Radiator. Fitted carpet. Fitted wardrobes. Tv point. Central heating thermostat.



## Bathroom

Fitted to comprise a shower enclosure. Rolled top bath. W/c. Wash hand basin. Heated towel rail. Part tiled walls. Double glazed window to the rear.



## Bedroom Two

Double glazed window to the front aspect. Radiator. Fitted carpet. Fitted wardrobes.



## To the Front

A large garden laid mostly to lawn. The remainder being laid to hard standing / driveway with onward vehicular access to the rear of the property.



## To the Rear

A patio area and walled courtyard garden adjacent to the rear of the property. A further area of hard standing which provides ample parking and access to the garage & workshop and rear garden / plot



## Outside WC

Fitted to comprise a w/c. Wash hand basin tiled floor. Double glazed window to the rear aspect. Wall mounted boiler.

## Garage & Workshop

Brick built with light and power this large space offers vast potential to be used in its current capacity as a workshop or be converted to use as a place to work from home or as an annex (subject to consent). Double doors to the front. Windows to the side.



## Rear Garden

Laid mostly to lawn with mature bushes, fences and trees to the boundary.



## NB

Services and appliances have not been tested.

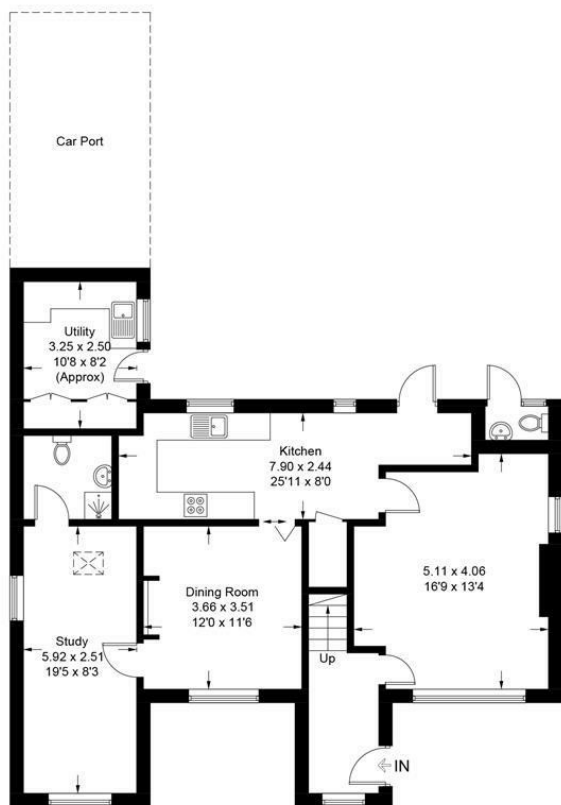
## Viewing

By appointment through Bradshaws.

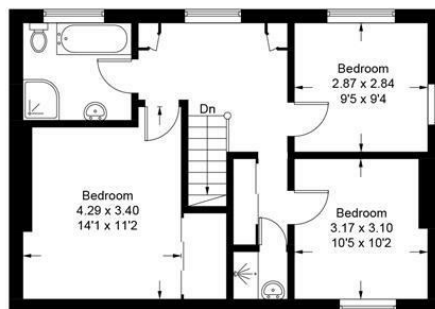
## Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

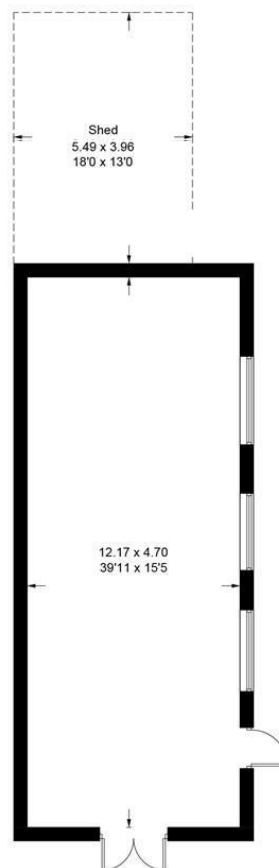
Approximate Gross Internal Area = 132.1 sq m / 1422 sq ft  
 Outbuilding / Utility = 65.7 sq m / 707 sq ft  
 Total = 197.8 sq m / 2129 sq ft



Ground Floor



First Floor



Outbuilding  
 (Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1207033)

