

# Stormy Lane, offers over £425,000

- 4/5 Bedroom Detached Property
- Double garage and driveway parking
- Scenic walks right from your doorstep
- Council Tax Band D
- Viewing highly recommended
- EPC Rating: D



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# About the property

Nestled in a semi-rural roadside setting with stunning open aspects across a nature reserve, woodlands, hills, and a gentle brook, Brook Cottage offers a rare opportunity to acquire a substantial 4–5-bedroom detached family home boasting approximately 1,973 sq. ft. of versatile living space. Combining charm and character with modern comfort, the property features beautiful stone detailing, arched windows, and hardwood double glazing throughout.

The ground floor comprises a welcoming hallway, three spacious reception rooms including a bright double-aspect living room with feature bar, a dedicated study, and a versatile playroom or fifth bedroom. The heart of the home is the stylish, contemporary fully fitted kitchen.

Upstairs, the home features four spacious bedrooms, including a full master suite with a Jack & Jill en-suite shower room, and a Jacuzzi-style family bathroom, perfect for relaxation.

Externally, Brook Cottage enjoys fully landscaped front, side, and rear gardens, a detached double garage, driveway parking, and a small parcel of land, offering space and privacy in equal measure.













## **Accommodation**

**Entrance Hall** 

Study

7' 11" x 9' 4" ( 2.41m x 2.84m ) **Playroom/Bedroom 5** 

7' 11" x 9' 3" ( 2.41m x 2.82m ) **Hallway** 

Reception Room/Bar

22' 8" x 15' 3" ( 6.91m x 4.65m ) **Kitchen** 

14' 11" x 11' 4" ( 4.55m x 3.45m ) **Utility Room** 

7' 3" x 6' 11" ( 2.21m x 2.11m ) **Cloakroom** 

**Porch** 

**First Floor** 

Landing

**Bedroom One** 

14' 6" x 11' 6" ( 4.42m x 3.51m )

Jack & Jill Ensuite

**Bedroom Two** 

15' 4" x 10' 2" ( 4.67m x 3.10m )

**Bedroom Three** 

13' 5" x 10' 2" ( 4.09m x 3.10m )

**Bedroom Four** 

10' 4" x 7' 8" ( 3.15m x 2.34m )

Bathroom/Shower

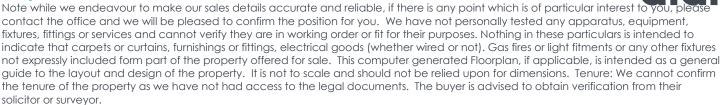


#### **Floorplan**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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