

* 4 Bedroom Semi-Detached Cottage With A Wealth Of Period Features * Family Bathroom, En-Suite & Cloakroom * Open Plan Living Space & Snug * Picturesque Village Location * Front & Rear Gardens With Off Road Parking * EPC Rating E / Council Tax Band E - £2,458.21 P.A.*

Guide Price £625,000 -650,000 If your dream is to own a stunning and spacious family home set in a picturesque rural setting with far reaching views over open countryside, a Village pub and shop/post office a short walk down the road and a cosy log burner to come home to, then this property should be viewed without delay! This beautifully presented family home offers the best of both worlds, being set in a lovely Village with access to fantastic schools yet still having great access to trains and transport links. Salient features include:- Four good sized bedrooms, views over countryside and an en-suite. Front and rear gardens and driveway, large dining/family room, kitchen and separate snug with log burner.

Front Garden

To the front of the property is a brick paved driveway with steps leading down to entrance door which opens to the family room.

Family Room 24' 0" x 11' 1" (7.31m x 3.38m)

Double glazed leaded light window to front, feature fireplace with timber mantle, double glazed leaded light patio doors to rear garden, doorway to kitchen, built in storage cupboard housing space and plumbing for washing machine, inset spot lights and radiator.

Kitchen 13' 10" x 9' 11" (4.21m x 3.02m)

Double glazed leaded light window to front, two skylight windows, stairs to first floor landing, Butler sink set within work top with cupboard under and a further range of matching base and wall units, inset four ring induction hob with extractor hood over, built in electric oven and combination oven, integrated freezer and wine fridge, space for free standing fridge freezer, breakfast bar, ceramic wall tiling, space and plumbing for dishwasher, door to snug and radiator.

Snug 11' 2" x 12' 11" (3.40m x 3.93m)

Double glazed leaded light window to rear, Inglenook fireplace with inset log burner, a selection of built in shelving and cupboards and radiator.

First Floor Landing

Split level landing with doors to bedrooms 1, 2 & 4, access to loft space and doors to family bathroom and second floor staircase.

Bedroom One 13' 10" x 11' 4" (4.21m x 3.45m)

Double glazed leaded light window to front, inset spot lights, vaulted ceiling with exposed timber beams, a selection of built in wardrobes, door to en-suite & radiator.

En-Suite 7' 7" x 3' 11" (2.31m x 1.19m)

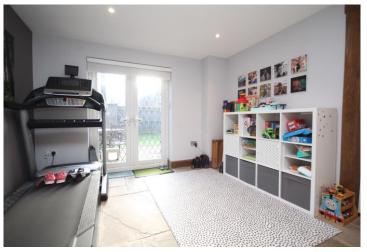
Vaulted ceiling with skylight, tiled flooring with under floor heating, shower cubicle with Mira shower, low level w/c, hand wash basin set within vanity unit, inset spot lights, heated towel rail and extractor fan.

Bedroom Two 11' 2" x 11' 2" (3.40m x 3.40m)

Double glazed leaded light window to rear, a selection of fitted wardrobes and radiator.













Bedroom Four 11' 6" x 7' 8" (3.50m x 2.34m)

Double glazed leaded light window to rear and radiator.

Family Bathroom 6' 8" x 13' 0" (2.03m x 3.96m)

Double glazed, frosted leaded light window to front, free standing bath with central mixer taps and hand shower piece, shower cubicle, hand wash basin set within vanity unit, low level w/c, door to airing cupboard and heated towel rail.

Second Floor

Stairs to bedroom three.

Bedroom Three 13' 5" x 10' 11" (4.09m x 3.32m)

Dual aspect Velux windows to both front and rear, double glazed leaded light window to side, door to cloakroom, eaves storage cupboards, exposed timber beams and radiator.

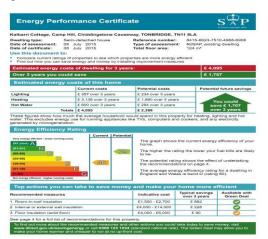
Cloakroom 5' 9" x 4' 6" (1.75m x 1.37m)

Velux window to front, low level w/c, hand wash basin set within vanity unit with splash back tiling, exposed timber beams and eaves storage cupboard.

Rear Garden

This South Facing rear garden can be accessed via patio doors leading to a patio area with the remainder of the garden being mainly laid to artificial grass. There is a side border with an array of shrubs and plants, timber shed and side gate with rights of access.

Tenure Freehold



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Total Approx Floor Area 1324 Sq Feet M DS 5St)

This Floorplan is not to scale and for illustration purposes only.

Details No. 1 TW/JW

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge

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