



**w****ards**  
estate agents

## **19 The Square**

Main Road, Cutthorpe, S42 7AQ

**Guide price £500,000**

# 19 The Square

Main Road, Cutthorpe, S42 7AQ

Price Guided £500,000-£525,000

We are delighted to present this Impressive Stone Link Detached Family Residence which hosts a wealth of charm and character. Built in 1860 and offering over 1800 Sq Ft of living space including FOUR DOUBLE BEDROOMS & THREE BATHROOMS and enjoys BREATHTAKING PANORAMIC VIEWS!! Early Viewing is absolutely imperative to fully appreciate this subtly presented property which is idyllically situated in the heart of this picturesque rural village of Cutthorpe within close proximity of Linacre Reservoirs on the fringe of the Peak District National Park. Easy access into Chesterfield Town Centre & Train Station and approx. 20 minutes to Sheffield.

Benefits from Gas central heating and uPVC double glazing and comprises of front porch, hallway, reception room, dining room, Integrated Kitchen, Cloakroom/WC/Utility Area & useful storage cellars. First floor Principal Double Bedroom, double bedroom/office/home working both with stunning open views & Exquisite Family Bathroom with 4 piece suite. Second floor there are two further double bedrooms both with en suite shower rooms and far reaching countryside views. Front low maintenance garden area. Double Garage with ample car standing spaces. Splendid enclosed fully landscaped gardens which enjoy a 'Courtyard Setting'. Absolutely perfect setting for outside social and family entertaining!

### Additional Information

Gas Central Heating-Ideal Combi Boiler -serviced  
uPVC Double Glazed Windows  
Gross Internal Floor Area- 169.3 Sq.m/ 1822.8 Sq.Ft.  
Council Tax Band - E  
Secondary School Catchment Area - Outwood Academy Newbold.

### Porch/Hallway

3'9 x 6'6 (1.14m x 1.98m)  
Entrance door with beautiful stained glass top lights. Storage cupboard with meters. Hallway with stairs to the first floor

### Reception Room

15'3 x 13'8 (4.65m x 4.17m)  
A wonderful light, airy & cosy family living room with dual aspect windows. Feature Stone open fireplace with inset Gas Stove.

### Dining Room

15'3 x 13'2 (4.65m x 4.01m)  
Dual aspect window overlooks rear garden. Inset feature brick hearth with Electric Stove. Oak flooring.

### Rear Lobby/Cellars

Door to the rear garden with sisal matting, door to the basement. Two storage cellars (14'7x13'9) and (14'7 x 13'5) one is lined & having a central heating radiator to one. Power & lighting.

### Integrated Bespoke Kitchen

11'1 x 8'2 (3.38m x 2.49m)  
Comprising of a range of base and wall units Oak with complimentary work surfaces over and inset stainless steel sink with tiled splash backs. Integrated fridge, freezer and dishwasher. Space for washer. Rangemaster Gas Stove with Extractor above. Tiled floor.

### Cloakroom/WC/Utility Space

3'10 x 4'11 (1.17m x 1.50m)  
Wash hand basin & low level WC set in vanity housing. Chrome heated towel rail. Coats hanging space, Ideal Combi Boiler.

### First Floor Main Landing

11'6 x 2'8 (3.51m x 0.81m)  
Feature rear aspect window with fabulous open views.





**Principal Double Bedroom**

15'3 x 13'5 (4.65m x 4.09m)  
 Enjoying such glorious countryside views. Superb range of bedroom wardrobes. Inset Fireplace

**Rear Double Bedroom 4**

7'5 x 10'2 (2.26m x 3.10m)  
 An extremely versatile bedroom/office/ home working. Far reaching rear views

**Half Tiled Exquisite Family Bathroom**

7'6 x 10'2 (2.29m x 3.10m)  
 Having a 4 piece White bathroom suite, includes walk in shower area/ mains shower, bathtub, low level WC and pedestal wash hand basin. Chrome heated towel rail & toiletry cupboard.

**Landing leading to 2nd Floor**

6'3 x 6'4 (1.91m x 1.93m)  
 Front aspect window and stairs to the second floor.

**Second Floor Double Bedroom 2**

14'9 x 9'11 (4.50m x 3.02m)  
 Enjoying marvellous panoramic views

**Bedroom 2 En-suite**

8'7 x 3 (2.62m x 0.94m)  
 Shower cubicle with electric shower, wash hand basin and low level WC.

**Second Floor Bedroom 3**

15'5 x 13'7 (4.70m x 4.14m)  
 Enjoying marvellous panoramic views . Feature ceiling beams.

**Bedroom 3 En-suite**

8'7 x 3'1 (2.62m x 0.94m)  
 Shower cubicle with electric shower, wash hand basin set in vanity unit and low level WC.

**Double Garage**

15'2 x 18'2 (4.62m x 5.54m)  
 Electric doors. Light and power. Rear personal door. Two car standing spaces to the front of the garage.

**Outside**

Front low maintenance garden area with gravel & wood chipped borders having mature shrubs and trees. Splendid enclosed fully



**School catchment areas**

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan



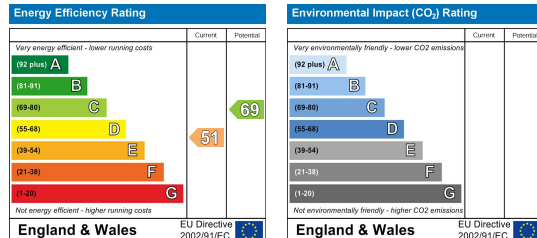
## Area Map



## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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