





Located in the heart of a well-served village, this immaculate and sizeable detached property with over 2400ft² of living space is certain to impress! Offering versatile accommodation with an adjoining annexe, providing additional space for various needs. Throughout the main dwelling, the property boasts superb presentation, featuring spacious rooms throughout. The main dwelling encompasses a stylish sitting room, a large and inviting kitchen/breakfast room, a utility room, and a charming garden room. With three bedrooms, including an en-suite, it caters to both comfort and contemporary taste. The annexe, a true highlight, showcases a stunning sitting room with a vaulted ceiling, a well-appointed kitchen, a bedroom, a dressing room, and a bathroom. Situated on a generous 0.24-acre plot, the property is complemented by a double garage and ample parking, ensuring both luxury and practicality.

Entrance Hall

Welcoming hallway with main front entrance door, built in airing cupboard, radiator.

Doorway leading to the annexe accommodation.

Living Room

15' 11" x 11' 11" (4.85m x 3.63m)

Well proportioned room with modern recessed wood burner and surround. Recessed ceiling spot lights and radiator.

Kitchen/Breakfast Room

20' 6" x 8' 6" (6.24m x 2.59m)

Stylish and well designed kitchen with a wide range of matching wall and base cupboard and drawer units, ample work surfaces over. Inset one and half bowl granite sink and drainer with mixer taps. Space for Range style cooker. Built in dishwasher, radiator, spot lights, door leading to utility room.

Utility Room

9' 4" x 5' 1" (2.84m x 1.55m)

With door to garden, fitted with base unit with inset stainless steel sink unit and drainer with mixer tap over, space for washing machine, radiator, door to cloakroom.

Cloakroom

5' 0" x 2' 10" (1.52m x 0.86m)

Fitted with W.C, hand wash basin, radiator.

Garden Room

16' 0" x 12' 7" (4.87m x 3.83m)

Delightful room with French doors to leading out to the garden. 2 Velux windows, 2 radiators.

Bedroom 1

11' 11" x 11' 10" (3.63m x 3.60m)

Double room with radiator, door to en-suite

Bedroom 2

11' 11" x 11' 9" (3.63m x 3.58m)

Double room with built in double wardrobe, radiator

En-Suite

10' 0" x 9' 3" (3.05m x 2.82m)

Fitted suite comprising double shower cubicle, W.C, vanity wash hand basin, heated towel rail, spot lights

Bedroom 3

15' 3" x 8' 6" (4.64m x 2.59m)

Good room size with fitted wall units, radiator

Bathroom

9' 3" x 8' 6" (2.82m x 2.59m)

With fitted suite comprising corner bath and separate corner shower unit, low level W.C, vanity wash hand basin, built in storage cupboards, heated towel rail, under lighters, radiator

Annexe- Entrance Hall

12' 9" x 11' 10" (3.88m x 3.60m)

With front door, built in airing cupboard, loft access

Living Room/Dining Room/Kitchen

26' 8" x 17' 5" (8.12m x 5.30m)

Stunning room with vaulted ceiling and Bi-fold doors lead to the garden. Fitted with multi fuel burner. The kitchen is fitted with a range of modern matching wall and base level units with drawers and work surfaces over, inset one

and a half bowl sink unit with mixer tap over, built in appliances include dishwasher, oven The sitting area features an attractive multi fuel burner with fireplace creating a focal point.

Bedroom

12' 5" x 12' 4" (3.78m x 3.76m)

Good room size with window to side. Underfloor heating. Opening to dressing room

Wet Room

9' 0" x 7' 10" (2.74m x 2.39m)

With shower, low level W.C, vanity wash hand basin, heated towel rail, spotlights

Utility Room

7' 4" x 6' 10" (2.23m x 2.08m)

With door to garden, base unit with inset stainless steel sink unit , spot lights

Outside

To the front of the property there is a driveway which provides ample off road parking which leads to the double garage, the remainder of the front garden is laid to lawn and is enclosed by fencing. The garden to the rear of the property is laid to lawn with patio area, it is private with flower and shrub borders and is enclosed by fencing.

Double Garage


18' 11" x 18' 4" (5.76m x 5.58m)

With electric up and over door, stairs to loft/storage space

Agent's Note

There is under floor heating throughout the annexe. The EPC rating is C.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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