





In the picturesque village of Tostock, this charming and versatile home offers the perfect blend of rustic charm and modern comforts. Spread over two floors, the property boasts 3/4 inviting bedrooms, a cozy sitting room with a log burner, a dining room for elegant entertaining, and a modern kitchen which leads to a large conservatory. The home features a well-appointed bathroom and en-suite, ensuring convenience and comfort. Set on approximately 0.35 acres, the property offers ample outdoor space with stunning views over the surrounding farmland—an idyllic backdrop for relaxing or hosting summer gatherings. Experience the best of village living in this thoughtfully designed home that harmonies tradition and modernity, with space to make your own alterations and extend subject to relevant planning. Discover your dream home in Tostock today!

### **Entrance Porch**

3' 11" x 1' 9" (1.19m x 0.53m)

### **Hallway**

23' 9" x 3' 9" (7.23m x 1.14m)

Entrance door and radiator.

### **Sitting Room**

14' 2" x 12' 1" (4.31m x 3.68m)

Comfortable space offering a log burner with tiled hearth, windows to front and side.

Radiator.

### **Dining Room**

12' 0" x 12' 0" (3.65m x 3.65m)

Good size space with window to front.

Radiator.

### **Kitchen/Dining Room**

18' 3" x 12' 1" (5.56m x 3.68m)

Generous size kitchen offering impressive shaker style wall and base cupboard and drawer units with work top over, inset sink and drainer. Space for full fridge freezer, integrated appliances including dishwasher, inset hob, extractor over and built in double oven.

Window to side and rear. Radiator. Opening into conservatory.

### **Conservatory**

15' 0" x 12' 10" (4.57m x 3.91m)

Large conservatory opening onto patio, perfect space for entertaining. (Subject to relevant planning potential to change to open plan sun room/family room)

### **Rear Porch**

9' 1" x 3' 0" (2.77m x 0.91m)

Door opening into utility cupboard.

### **Utility Cupboard**

4' 11" x 2' 10" (1.50m x 0.86m)

Plumbing for washing machine and space for tumble dryer.

### **Bathroom**

8' 1" x 5' 0" (2.46m x 1.52m)

Modern suite comprising of sink and WC set in stylish vanity unit. Double shower cubicle.

Window to rear. Heated towel rail.

### **Bedroom 3**

10' 4" x 8' 10" (3.15m x 2.69m)

Window to front. Radiator.

### **Bedroom 4/Study**

12' 8" max x 7' 8" (3.86m x 2.34m)

Understair storage, window to side. Radiator

### **First Floor**

#### **Landing**

10' 1" x 3' 7" (3.07m x 1.09m)

Sky light, loft access and radiator.

#### **Bedroom 1**

15' 6" x 13' 0" max 4.72m x 3.96m)

Good sized double bedroom with stunning views of the garden and fields to rear.

Radiator.

#### **En-suite**

7' 11" x 5' 9" (2.41m x 1.75m)

Contemporary suite comprising of sink and WC set in vanity unit. Corner shower cubicle and feature wall radiator.

### **Bedroom 2**

15' 6" x 8' 0" max (4.72m x 2.44m)

Double bedroom with views out over the rear garden and fields beyond. Radiator.

### **Outside**

#### **Front garden**

This charming front garden features ample parking, established shrubs, and mature trees offering privacy. A secure gate provides vehicular access to the rear garden, where a workshop/garage is located.

#### **Rear Garden**

This expansive rear garden boasts a variety of established trees and shrubs, offering a lush, tranquil setting. Numerous useful outbuildings provide ample storage and workspace. A spacious patio is perfect for outdoor entertaining, while stunning field views at the rear enhance the garden's natural beauty. Total plot approx .35 acres.

#### **Garage**

19' 4" x 9' 1" (5.89m x 2.77m)

Large garage with access via drive way to side of property. Power and light.

#### **Workshop/outbuilding**

19' 10" x 7' 11" (6.04m x 2.41m)

Large purpose built workshop/outbuilding with power and light.

#### **Shed 1**

9' 6" x 8' 10" (2.89m x 2.69m)

Located to the rear of the garage, good sized shed with power and light.

#### **Shed 2**

11' 11" x 7' 10" (3.63m x 2.39m)

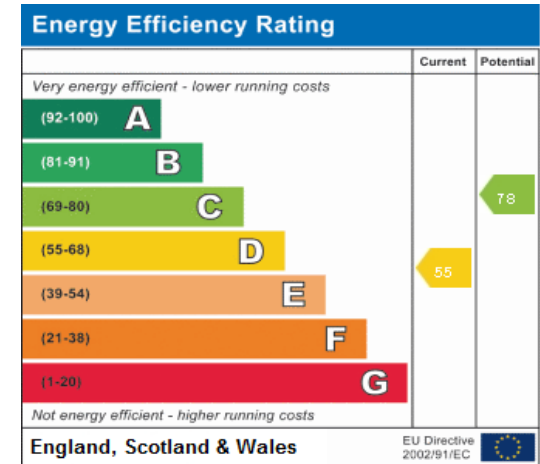
Large shed with power.



Ground Floor



Floor 1



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