





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.

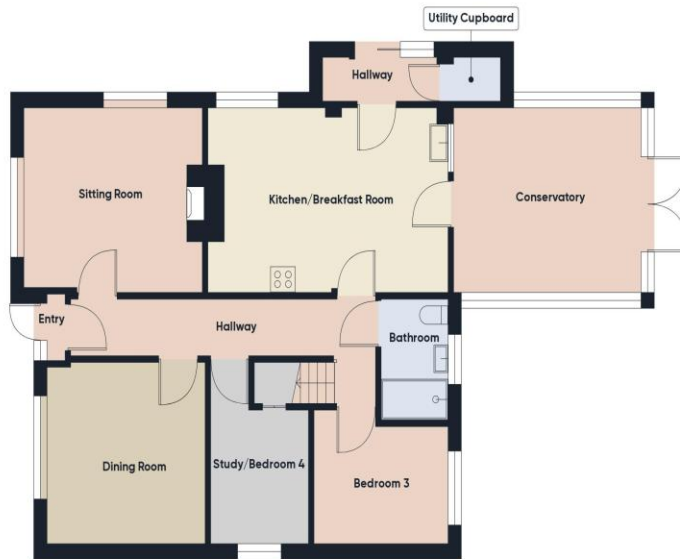
Garage

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

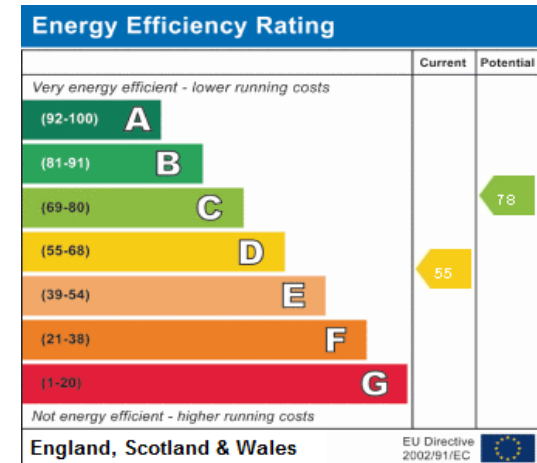
19' 10" x 7' 11" (6.04m x 2.41m)



Ground Floor



Floor 1



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.