







This charming three bedroom period cottage has been beautifully improved throughout, whilst still maintaining it's original character. Located between two well served villages, the property is perfectly located to take advantage of plenty of local amenities and transport links. Enjoying good ceiling height and plenty of natural light the deceptive accommodation is bound to impress. The welcoming sitting room is home to a multi-fuel burner and spacious dining area with a traditional cottage style kitchen which has integrated appliances. Upstairs you will find 3 good size bedrooms and a study/dressing room. Completing the property is a enclosed private garden and off street parking. With countryside walks on your doorstep this home is a little gem.

### **Entrance Hall**

7' 11" x 3' 1" (2.41m x 0.94m)

Internal door to sitting room, stairs to first floor.  
Internal window to dining room. Radiator.

### **Sitting/Dining Room**

18' 8" x 11' 8" (5.69m x 3.55m)

A lovely proportioned room with feature brick fireplace and inset multi fuel burner. The room enjoys lots of natural light and benefits from wood flooring and exposed beams. The dining area has a stylish built in bespoke seating bench. Understairs storage.

### **Kitchen**

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

Stylish shaker traditional kitchen with wall and base cupboard and drawer units with wood preparation surfaces. Butler sink and drainer. With integrated slimline dishwasher, washer/dryer and electric oven. Space for a fridge freezer, window to rear.

### **Inner Hall**

5' 8" x 2' 9" (1.73m x 0.84m)

Door to rear garden and storage cupboard.

### **Bathroom**

7' 4" x 5' 6" (2.23m x 1.68m)

Stylish suite with a vanity WC and sink unit. Bath with feature tiles and waterfall shower over with separate handheld shower head. Window to rear. Airing cupboard. Heated towel rail.

### **Landing**

11' 0" x 2' 11" (3.35m x 0.89m)

Internal window and radiator.

### **Bedroom 1**

10' 11" x 9' 3" (3.32m x 2.82m)

Double room with exposed beams, storage cupboard. Window to front and radiator.

### **Bedroom 2**

12' 9" x 7' 10" (3.88m x 2.39m)

Double room with window to front and radiator.

### **Bedroom 3**

14' 7" x 6' 2" (4.44m x 1.88m)

Versatile room with window to rear leading to a study/dressing area. Window to rear and radiator.

### **Study**

6' 6" x 5' 10" (1.98m x 1.78m)

Accessed from bedroom 3 with window to rear . Ideal as a dressing room or study.

### **Outside**

#### **Front**

The property benefits from parking

#### **Rear Garden**

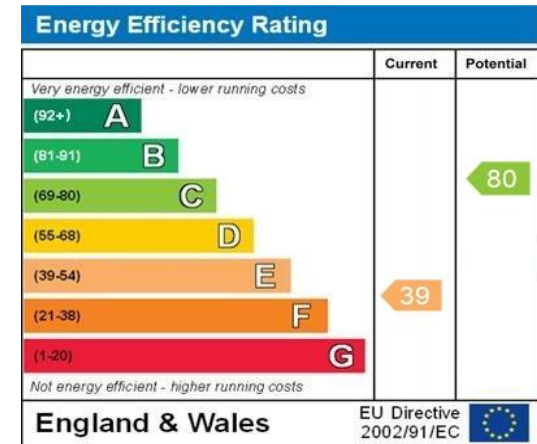
A generous size garden being mainly laid to lawn surrounded by decorative borders, raised flower beds and pathway. Patio seating area and garden shed.



Ground Floor



Floor 1



WWW.EPC4U.COM

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.