





This impressive detached family home, situated on the village outskirts, offers a peaceful semi-rural lifestyle with beautiful views over farmland. Set in approximately one-third of an acre, the property features well-maintained and established gardens. Inside, the home is tastefully presented, with upgraded and flowing spaces throughout. The modern, stylish kitchen/breakfast room is complemented by a utility room and an expansive dining room perfect for entertaining. The welcoming sitting room, complete with a log burner, opens to both the study and conservatory. Upstairs, a galleried landing leads to the principal bedroom with an en-suite, alongside three additional double bedrooms and a modern family bathroom. A double garage and a sweeping gravel driveway offer abundant parking for this private residence. This exceptional property and setting must be seen to be appreciated.

Entrance Hall

12' 10" x 3' 7" (3.9m x 1.10m)

Welcoming entrance with stairs to first floor and understair storage area. Window to front and radiator

Cloakroom

5' 11" x 3' 7" (1.8m x 1.1m)

Modern suite with WC, vanity sink unit. Window to side and radiator.

Kitchen/Breakfast Room

12' 5" x 7' 2" (3.79m x 2.19m)

Modern, stylish shaker style kitchen with matching wall and base cupboard and drawer units with ample preparation surfaces. Inset sink and drainer with mixer taps and a water softener. Built in double oven and electric hob with extractor fan over. Dishwasher to remain and space for fridge freezer. Window to front and radiator.

Utility Room

10' 5" x 7' 2" (3.18m x 2.19m)

Useful room with wall and base cupboards and worktop over. Inset sink and drainer and space for appliances. Window to rear, stable style door to garden and personal door garage. Radiator.

Dining Room

13' 1" x 11' 8" (4.00m x 3.56m)

Spacious dual aspect room with radiator.

Sitting Room

19' 3" x 12' 10" (5.86m x 3.91m)

Generous size sitting room with attractive brick fireplace and inset Jotul log burner. Double aspect windows to the rear offering an abundance of natural light. Doors leading into the conservatory. Radiator.

Study

12' 3" x 8' 5" (3.73m x 2.57m)

Good size room with views of the garden. Radiator.

Conservatory

11' 3" x 9' 7" (3.44m x 2.92m)

Delightful room with views and double doors leading to the garden.

Galleried landing

11' 7" x 9' 4" (3.54m x 2.84m)

Feature landing with velux window and airing cupboard. Access to loft space.

Principal Bedroom

13' 0" x 12' 8" (3.97m x 3.85m)

Spacious double room with window to the rear and radiator.

En-Suite

8' 7" x 5' 6" (2.620m x 1.670m)

Stylish suite with WC, vanity sink unit. Bath with waterfall shower over and separate handheld shower head. Heated towel rail. Velux window to rear.

Bedroom 2

11' 4" x 9' 9" (3.46m x 2.98m)

Double room with double fitted wardrobes offering ample storage. Window to rear. Radiator.

Bedroom 3

12' 4" x 7' 6" (3.76m x 2.28m)

Double room with window to front. Radiator.

Bedroom 4

13' 2" x 7' 6" (4.01m x 2.29m)

Good size room with fitted double mirror wardrobes. Window to front. Radiator.

Bathroom

8' 6" x 6' 4" (2.60m x 1.94m)

Contemporary suite with WC, vanity sink unit. Separate shower cubicle with waterfall shower over and handheld shower head. Heated towel rail. Velux window to the rear.

Outside

A shared gravel entrance leads to a double garage, with additional parking available beside it. The property is set back from the road, behind a mature tree line that offers privacy and seclusion. There is gated side access to the garden, along with an additional entry point located behind the garage.

Gardens

A spacious, mature garden extends from the house, featuring a charming patio seating area that adjoins both the house and conservatory. With established raised flower beds and a vegetable patch, this property is a dream for garden enthusiasts. Expansive lawns and a large garden pond enhance the outdoor space, which is fully enclosed by fencing, bordered by a paddock on one side and open farmland at the rear. Additionally, a courtyard area extends from the utility room, adding even more outdoor appeal to this exceptional property.

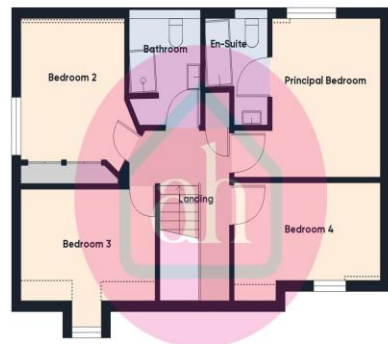
Double Garage

19' 8" x 19' 8" (6m x 6m)

Twin up and over doors, light and power. Window to rear and personal door to utility.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1584.22 ft²

Reduced headroom

22.83 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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