





Situated in the charming village of Rattlesden, this unique home enjoys an elevated position with sweeping views over farmland. Offering spacious accommodation across two floors, it features four generously sized bedrooms, including an en-suite, along with a family bathroom. The large sitting room with a cozy log burner and an impressive, vaulted sunroom that leads out to a private garden. Further rooms include a study, utility room and cloakroom. This property also boasts a detached double garage and ample parking. With no onward chain, this beautiful home is ready for viewing. Contact us today to arrange an appointment.

Entrance Hall

16' 4" x 4' 10" (4.97m x 1.47m)

Bright welcoming entrance with radiator.

Inner Hall

23' 10" x 6' 1" (7.26m x 1.85m)

Stairs to first floor and opening to the sun room. Two radiators.

Sitting Room

16' 0" x 14' 7" (4.88m x 4.45m)

Generous size room with feature fireplace with inset wood burning stove and tiled hearth. French doors leading to the garden. Window to rear offering plenty of natural light. Two radiators.

Kitchen/Breakfast Room

15' 3" x 9' 8" (4.66m x 2.95m)

Modern range of matching wall and base cupboard and drawer units with inset butler sink and drainer. Ample worktop surface over and a LPG Range cooker. Space for a full fridge freezer. Double aspect windows to the front, tiled flooring. Radiator.

Utility Room

11' 7" x 6' 9" (3.54m x 2.05m)

Butler sink with wood worktop over and space for appliances under. Wall cupboard units and door to side access with window to side. Oil boiler and door to cloakroom. Radiator.

Cloakroom

4' 9" x 3' 10" (1.46m x 1.16m)

WC, with hand wash basin and window to side

Sun Room

9' 1" x 8' 11" (2.76m x 2.72m)

Lovely size room with lots of natural light. French doors leading to the seating terrace area and views over the garden and glazed roof. Radiator.

Study

10' 1" x 9' 9" (3.07m x 2.97m)

Good size room with window to front and radiator.

First Floor

Landing

23' 10" x 6' 1" (7.27m x 1.85m)

Airy space with window to rear overlooking field views. Radiator.

Bedroom 1

14' 8" x 10' 4" (4.47m x 3.14m)

Well proportioned room with lovely French doors leading to the balcony with stunning field views and natural light. Double fitted wardrobes and radiator.

En-Suite

8' 0" x 5' 4" (2.44m x 1.62m)

Suite with WC and wash basin. Shower cubicle with shower head over. Window to side, loft access. Radiator

Bedroom 2

10' 1" x 9' 9" (3.08m x 2.97m)

Double room with loft access, window to front. Radiator.

Bedroom 3

10' 10" x 10' 2" (3.30m x 3.10m)

Double room with window to front and radiator.

Bedroom 4

10' 1" x 9' 10" (3.068m x 2.991m)

Double room with loft access, window to front. Radiator.

Bathroom

6' 11" x 6' 10" (2.11m x 2.09m)

Suite with WC, wash basin and corner bath with mixer taps and handheld shower head. Airing cupboard and window to side. Radiator

Outside

Front Garden

Lawn to front and deep blocked paved driveway leading to double garage and space for ample off road parking. Gated access leading to the rear garden

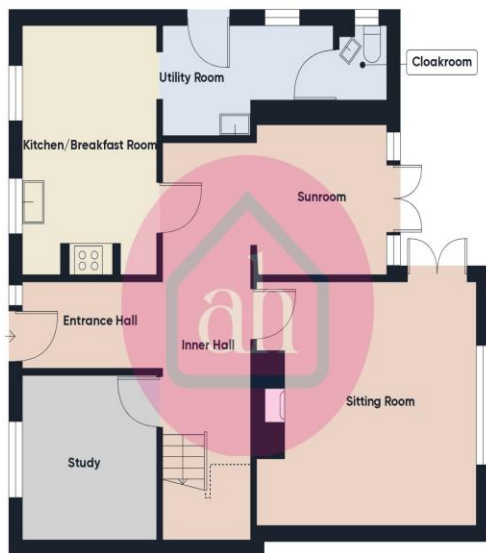
Rear Garden

Enclosed private garden surrounded by fencing and established hedges offering privacy. Laid to a well-kept good size lawn area and seating terrace with stunning views to fields and farmland. Side gated access to the driveway and garage.

Double Garage

15' 9" x 14' 11" (4.812m x 4.534m)

Detached with up and over door, power connected



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1504.04 ft²

Reduced headroom

31.18 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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