





This charming and character-filled cottage is believed to date back to the 1700s and is set within approximately one-third of an acre, offering stunning, far-reaching views across open farmland. Lovingly maintained inside and out, the property retains many original features, including wood-burning stoves in the reception rooms that add warmth and authenticity. The farmhouse-style kitchen opens into a welcoming dining room, where you can relax and take in views of the garden. In addition to the outbuildings, the property also includes a beautifully crafted, bespoke Shepherd's Hut—full of character and perfect for a range of uses. Step inside and experience the warmth and character of this delightful home, ideally located with easy access to the A14 and local amenities.

Entrance Hall

3' 3" x 3' 2" (0.99m x 0.96m)

Doors to sitting room and snug. Stairs to first floor.

Sitting Room

11' 4" x 11' 2" (3.45m x 3.40m)

Brick fireplace with inset multifuel burner. Oak beams and wooden flooring. Window to front with solid oak bespoke sill with bark edging.

Snug

11' 4" x 10' 5" (3.45m x 3.17m)

Fireplace with multifuel burner. Wooden flooring and understairs cupboard. Window to front with solid wood shutters and bespoke oak window sill with bark edging.

Kitchen/Breakfast Room

25' 7" x 7' 0" (7.79m x 2.13m)

A range of wall and base cupboard and drawer units with butler sink. Plumbing for dishwasher and space for under counter fridge and freezer. Rayburn stove and built in electric double oven and hob. Exposed beams. Feature brickwork and exposed wattle and daub. Electric panel heater and window to both sides.

Utility Room

8' 4" x 8' 0" maximum (2.54m x 2.44m)

Plumbing for washing machine, uPVC stable door to side. Built in cupboard. Window to rear and access to cloakroom.

Cloakroom

4' 0" x 3' 5" (1.22m x 1.04m)

WC, wash basin and storage cupboard.

Electric towel rail, tiled flooring and window to rear.

Dining Room

16' 6" x 8' 2" (5.03m x 2.49m)

A nicely proportioned room with oak beams and oak doors. Half glazed door to the garden and wonderful views of the garden. Electric panel heater.

Landing

12' 3" x 3' 2" (3.73m x 0.96m)

Airing cupboard with hot water tank and shelving.

Bedroom 1

11' 6" x 10' 11" (3.50m x 3.32m)

Original wood flooring, built in storage cupboard and radiator. Window to front with California solid wood shutters and bespoke oak sill with bark edging. Step down to the dressing room.

Dressing Room

6' 9" x 4' 3" (2.06m x 1.29m)

Window to side.

Bedroom 2

11' 2" x 10' 10" (3.4m x 3.3m)

Good size double room with woodland views. Wood flooring, window to front. California solid wood shutters and bespoke oak sill with bark edging. Loft access.

Bedroom 3

10' 7" x 6' 10" (3.22m x 2.08m)

Farmland views, bespoke oak window sill with bark edging. Radiator.

Bathroom

6' 9" x 6' 6" (2.06m x 1.98m)

WC, wash basin with vanity unit, double rainwater shower, radiator and window to rear.

Front Garden

Carriage driveway with parking for several vehicles. Lawn area with mature trees and sleeper edging.

Rear Garden

Gated access to both sides of the property leading to the large garden which is mainly laid to lawn with mature fruit trees all enclosed by fencing and hedging. There is a quiet seating area and attractive water feature. Raised vegetable garden area and wood store. The rear boundary adjoins open fields which are owned by a local farming family with conservation interests.

Shepherds Hut

11' 5" x 6' 6" (3.48m x 1.98m)

Fully insulated and fitted with log burner and power. Wooden steps, antique wheels, vinyl flooring and window to side. Available by separate negotiation.

Converted Stables

workshop 15' 8" x 12' 9" (4.77m x 3.88m) Log burner, power and light. Window to rear, stable door and field views. Potting Shed 11' 6" x 5' 11" (3.50m x 1.80m) Power and storage with shelving. Craft Room/Gym 11' 10" x 11' 6" (3.60m x 3.50m) Carpeted and power connected. Light, window to rear and loft



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1103.52 ft²

Reduced headroom

25.12 ft²

(1) Excluding balconies and terraces

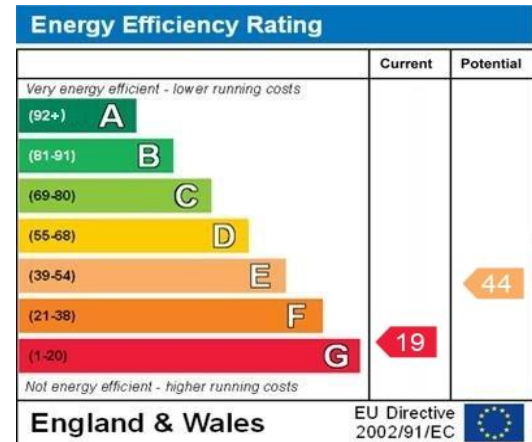
Reduced headroom

..... 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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