





Set in an elevated position just a 5-minute walk from a sought-after village location, this distinctive home offers breathtaking countryside views. Spanning three floors, it boasts a well-planned layout, highlighted by a spacious open plan kitchen/dining room on the ground floor, The spacious sitting room, adorned with dual aspect windows enjoying natural light and offers panoramic views. The second-floor hosts two well-appointed bedrooms and a bathroom. Ascending to the top floor reveals a unique feature – two bedrooms that were formerly part of the master suite with the potential to restore the master suite to its original configuration. Outside, an enclosed garden offers a private oasis to enjoy nature, complemented by two designated parking spaces for residents and guests. Embrace a tranquil lifestyle complete with a short walk to an excellent school. Call to view!

Entrance Hall

18' 0" x 3' 4" (5.48m x 1.02m)

A welcoming entrance hall, with stairs to first floor, radiator

Cloakroom

4' 9" x 3' 1" (1.45m x 0.94m)

W.C and wash basin. Radiator

Kitchen/Dining Room

18' 1" max 9' 1 min x 14' 1" max 10' 5 min (5.51m x 4.29m max)

Large open plan kitchen with a range of matching wall and base level units with drawers and work surfaces over. Inset one and a half bowl sink unit and drainer. Integral oven and ceramic hob with extractor fan over. Integral fridge, freezer and dishwasher. Understairs storage cupboard. Radiator

First Floor Landing

12' 5" x 6' 9" (3.78m x 2.06m)

With stairs to second floor. Radiator

Sitting Room

18' 5" x 12' 9" (5.61m x 3.88m)

Generous size room with feature fireplace and wooden surround. Enjoying field views. Radiator

Bedroom 2

10' 10" x 8' 9" (3.30m x 2.66m)

Good size room with field views. Radiator

Bedroom 3

10' 10" max 8' 1" min x 7' 10" (3.30m x 2.39m)

With built in airing cupboard, far reaching views. Radiator

Shower Room

6' 8" x 5' 0" (2.03m x 1.52m)

Modern suite with WC and vanity wash basin unit. Corner shower cubicle. Radiator

Second Floor Landing

7' 0" x 2' 9" (2.13m x 0.84m)

With loft access

Bedroom 1

14' 4" x 8' 9" (4.37m x 2.66m)

Spacious room with field views. Radiator

Bedroom 4

8' 9" x 5' 9" (2.66m x 1.75m)

With Velux window. Radiator

Bathroom

9' 4" x 5' 6" (2.84m x 1.68m)

Suite with W.C and wash basin. Separate shower cubicle. Velux window and radiator

Outside

The garden is to the front of the property, it is mainly laid to lawn with a patio seating area and enclosed by fencing. Garden shed for storage. There are two allocated parking spaces to the rear of the property



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1083 ft²

Reduced headroom

24 ft²

(1) Excluding balconies and terraces

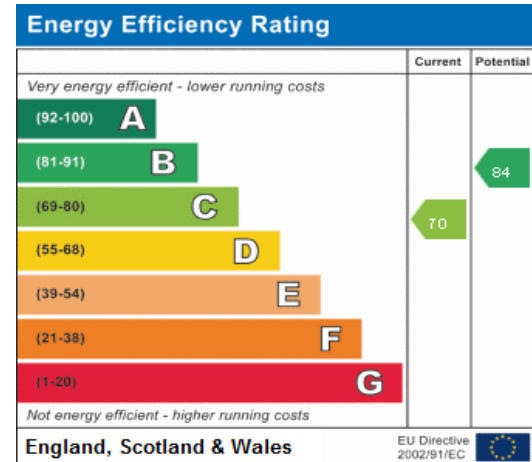
Reduced headroom

..... 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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