



High Street, Swaton  
£340,000



3



1



2



Freehold



## Key Features

- Detached Character Cottage
- Three Double Bedrooms
- Beautifully Presented Throughout
- Fantastic Open Plan Kitchen Diner
- Landscaped West Facing Garden
- NO ONWARD CHAIN
- EPC rating E
- Current Council Tax Band: TBC





Nestled in the picturesque village of Swaton, this immaculately presented 3-bedroom detached cottage is the ideal blend of character and modern living. With its beautiful west-facing garden, this home offers the perfect spot to enjoy cosy and peaceful living. Inside, the cottage is a true gem, boasting a fantastic open plan Kitchen Diner with Snug to side overlooking the rear garden, Lounge and separate Dining Room, with Three Double Bedrooms and Four Piece Family Bathroom upstairs. A viewing is highly recommended and the only way to fully appreciate the standard of property on offer.

### Entrance Hall

With a part glazed Entrance Door, Double storage unit, wooden flooring, stairs leading to 1st floor and window to side aspect.

### Lounge

3.91m x 3.79m (12'10" x 12'5")

With feature log burner fire place, TV and BT point, window to front aspect and radiator.

### Dining Room/Sitting Room

3.91m x 3.72m (12'10" x 12'2")

With BT points, window to front aspect and radiator.

### Open Plan Kitchen Diner

3.87m x 4.91m (12'8" x 16'1")

Beautiful open space overlooking the rear gardens. The Kitchen are offers a modern kitchen whilst still keeping the cottage/character feel, with a range of base and eye level units with work surface over, double belfast sink with mixer tap over, freestanding double oven with 5 ring gas burner and extractor hood over, space and plumbing for dishwasher, space for American Style Fridge Freezer, tiled flooring, two windows to rear garden, radiator and opening to;

### Snug

3.03m x 1.93m (9'11" x 6'4")

With continued tiled flooring, French doors to rear garden and window to side aspect.

### WC

With low level wc, corner hand wash basin with storage cupboard under, radiator and window to side aspect.

### Landing

With stairs taken from Entrance Hall

### Bedroom One

3.91m x 4.18m (12'10" x 13'8")

With built in wardrobes, x2 windows to front aspect and radiator.

### Bedroom Two

3.91m x 3.78m (12'10" x 12'5")

With built in storage cupboard window to rear aspect and radiator.

### Bedroom Three

3.88m x 2.59m (12'8" x 8'6")

With built in wardrobes, window to side aspect and radiator.



## Family Bathroom

Four piece suite comprising rolltop bath, separate double mains fed shower, hand wash basin, low level wc, radiator and window to side aspect.

## Outside

The front of the property has a small area laid to gravel with hedge front providing privacy, with a large gravel driveway leading to front Entrance and rear garden.

The west facing rear garden is a particular feature of the property, with a generous sized patio area leading from the French Doors in the snug, further area laid to lawn with decorative borders and shrubbery, timber shed, timber fence surround.

## Agents Note

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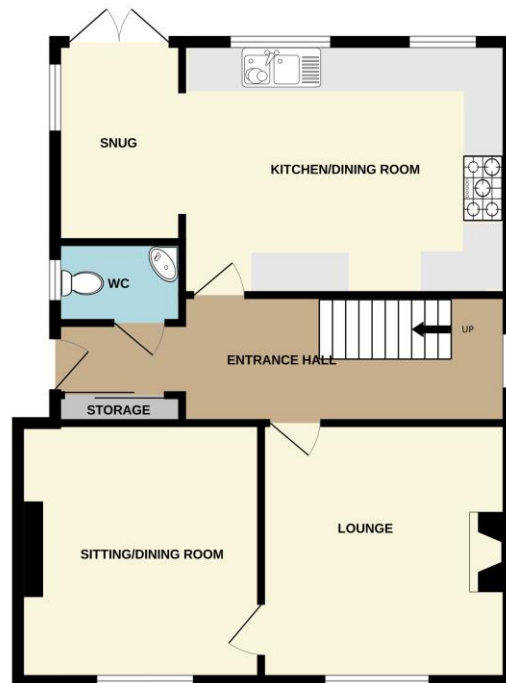






# Floorplan

GROUND FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.0 sq.m.) approx.

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