



Brambling Cottage

Welcome to Brambling Cottage with its three upstairs bedrooms including a master ensuite and additional family shower room, a feature glass window that lights the stairwell, and a large open plan kitchen and sitting room, with a fourth downstairs bedroom, bathroom, versatile snug/bedroom five and laundry room with access to the integral garage. All make this a perfect family home.



Artists impression





£645,000

Brambling Cottage

Downstairs layout

The sheltering, timber-framed entrance to Brambling Cottage invites you to come inside where you will notice straight away the beautiful solid wood staircase and internal doors, set perfectly against the soft-edged walls and natural slate flooring.

The open-plan, double-aspect Kitchen and sitting room is a wonderful space to spend time with family and friends, offering plenty of dining area and comfortable seating, complete with a cosy log burner set in a beamed, cottage fireplace. The traditional shaker-style kitchen offers plenty of room for storage and opens out onto the large back garden. The floor to the kitchen is a timeless, natural slate and both this and the wood floors of the sitting room, benefit from under-floor heating which runs throughout the ground floor.

The handy laundry room has a door to the garden making it easy when hanging washing out or returning from a country walk with muddy boots, or perhaps keeping a wet dog out from the rest of the house. This useful room also has convenient access to the integral garage.

With the addition of a downstairs fourth bedroom with a large window looking out onto the back garden, and a downstairs bathroom, as well as a snug/fifth bedroom/office, this cottage lends itself to accommodating visitors or relatives and offers plenty of space for a growing family.



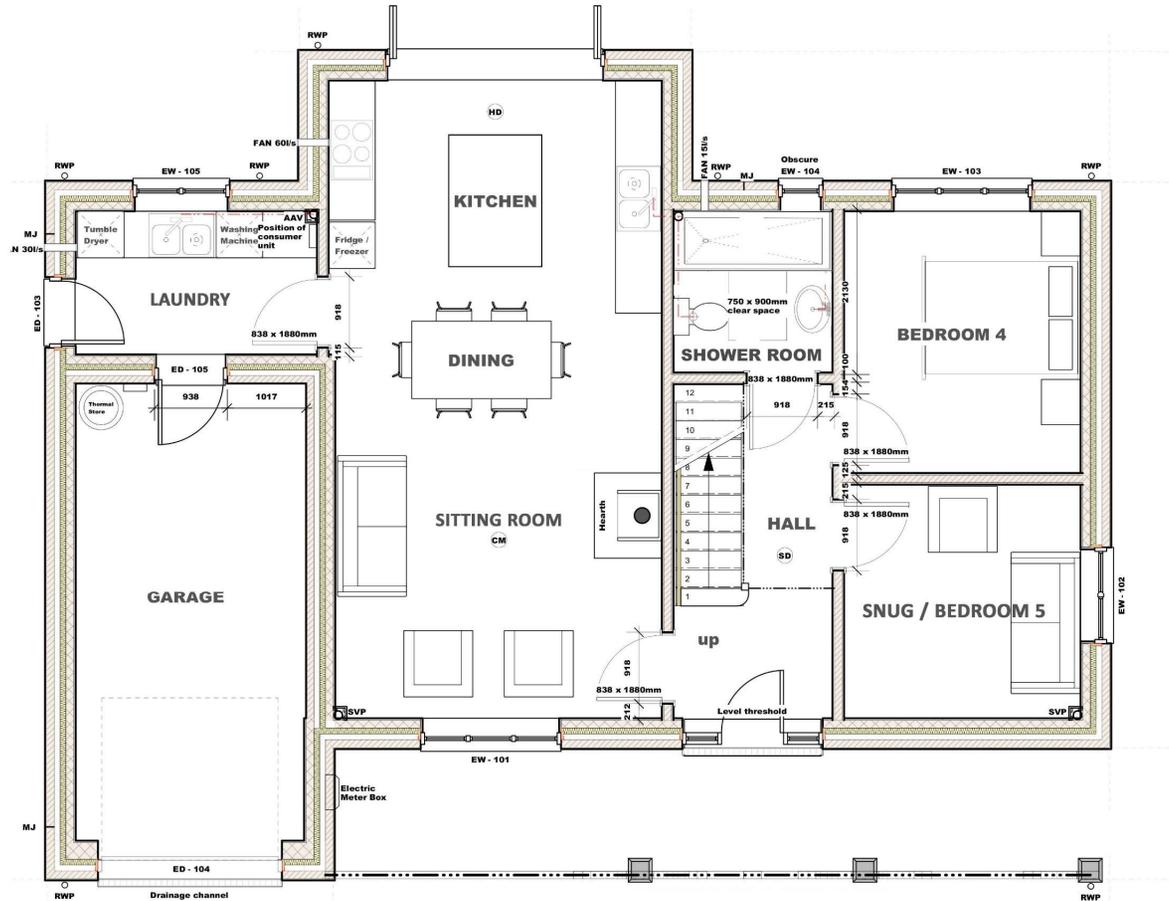


Downstairs Floorplan

Approximate room sizes

| | |
|---------------|-------------|
| Living area: | 4.4m x 8.3m |
| Snug: | 3.1m x 3.1m |
| Laundry room: | 2.9m x 1.9m |
| Bedroom 4: | 3.2m x 1.2m |
| Bathroom: | 1.9m x 2.1m |
| Garage: | 6.0m x 3.0m |

Gross internal floor area (excluding the garage) = 150 m²



Upstairs layout

The master bedroom in Brambling Cottage is light and spacious with a pretty dormer window to the rear and a second, full-length window looking out to the side.

It also has the benefit of a beautiful handmade fitted, wood-fronted wardrobe for storing away your clothes. As with all the bathrooms at Foxtail Meadow, the ensuite shower is tiled in a soft neutral colour, with the floor in a natural-looking, non-slip ceramic tile.

Bedroom two also enjoys the added interest of a dormer window as does bedroom three which has direct access to the jack and jill shower room.

Notably, the stairwell with roof light above is a feature of this lovely modern cottage with space to sit, read or enjoy a cup of coffee as you look down upon the garden through the bespoke glass window to the front.

The craftsman-made, solid wood staircase with its beautiful glass balustrading allows light to reflect around the walls.



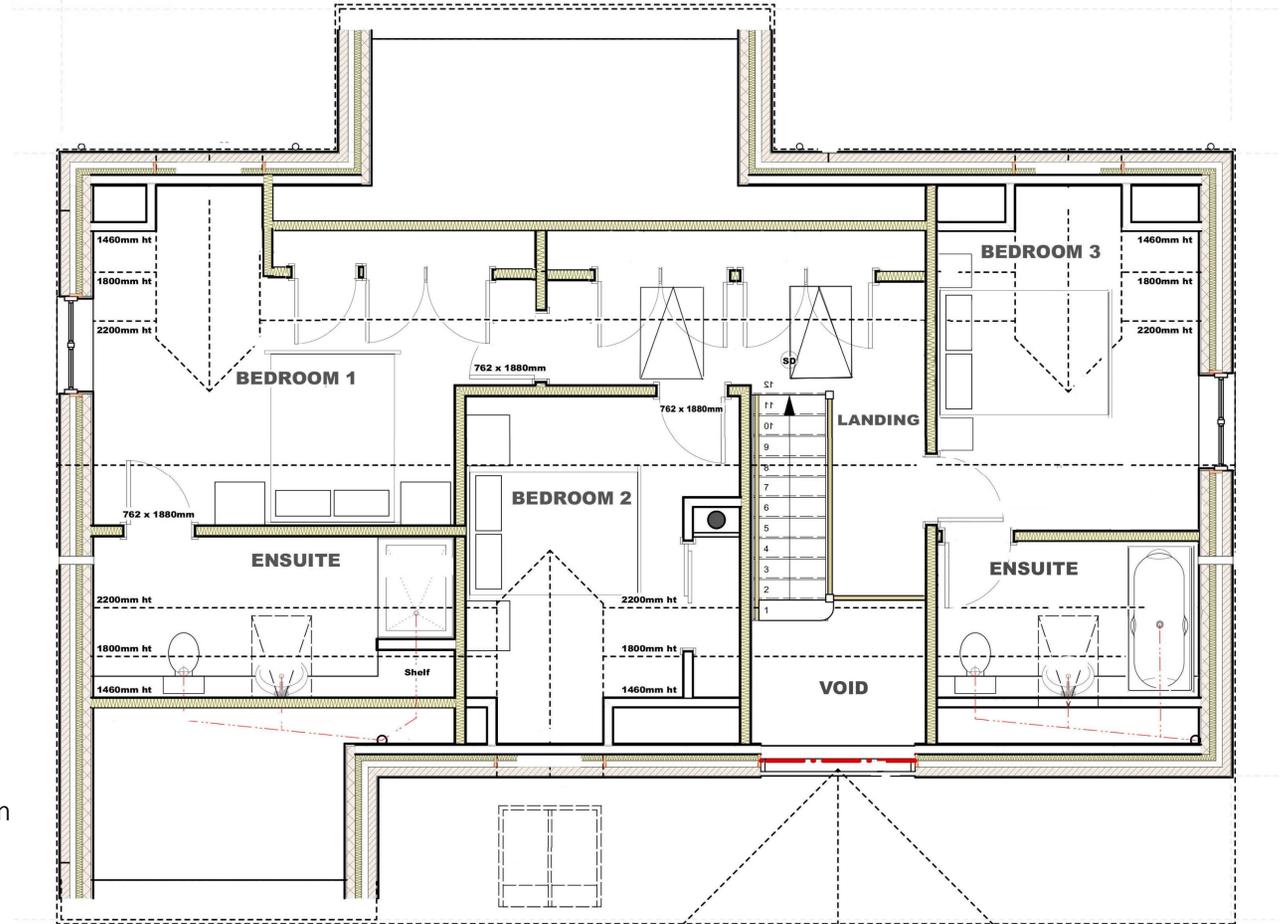


Upstairs Floorplan

Approximate room sizes

| | |
|--------------|-------------|
| Bedroom 1: | 4.0m x 4.3m |
| Ensuite: | 1.9m x 4.3m |
| Bedroom 2: | 3.4m x 4.1m |
| Bedroom 3: | 3.7m x 3.1m |
| Shower room: | 2.8m x 3.1m |

Gross internal floor area (excluding the garage) = 150 m



Gardens

The front of Brambling Cottage is lawned and left free for your own plans but designed with a traditional cottage garden in mind as these country favourites will happily flourish here. Likewise enclosing the front garden is a traditional low, natural wood picket fence leading to the pathway that runs from the drive to a pretty slate doorstep edged in brick.

The garage at the top of the drive has a retractable door that can easily be automated. It is also built with the capacity to install an electric car charger. Should you ever wish, the space has the potential to be converted to extend the downstairs living area as it is constructed to the same cavity wall specification as the rest of the house.

The back garden's grassy lawns are open for you to create and plant however you wish, and an inviting slate patio extends your living area out to the open air for wonderful alfresco dining in the warm summer months. Not to forget the handy outside tap and outside electric socket for a sparkle of gentle fairy lights at Christmas time.

The surrounding countryside with its glorious meadows, Devon banks, and hedgerows are filled with wildflowers, from primroses and cow parsley in early Spring to the bluebells, foxgloves, oxeye daisies, and the late summer abundant harvest of blackberries and sloes for delicious puddings and preserves.

