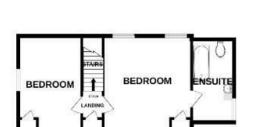
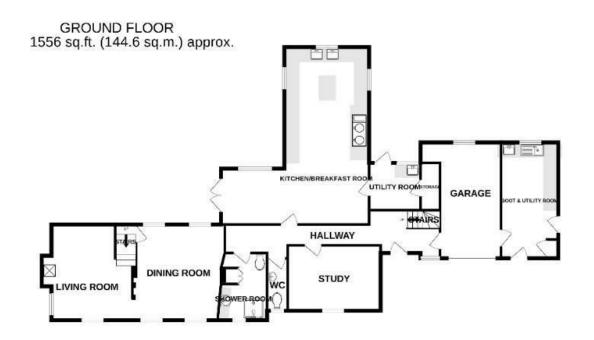
1ST FLOOR 756 sq.ft. (70.2 sq.m.) approx.







TOTAL FLOOR AREA : 2312 sq.ft. (214.8 sq.m.) approx.

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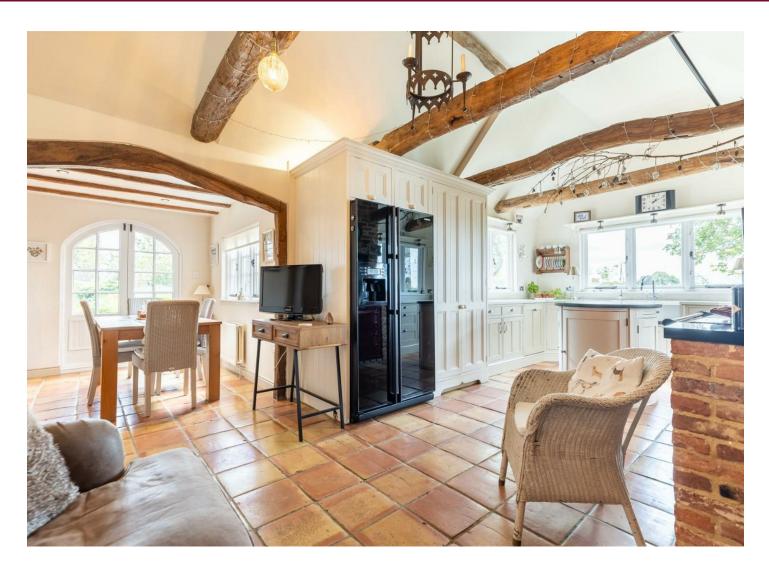
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Set within approximately a third of an acre in one of the most idyllic country settings is this impressive four bedroom detached Grade II Listed Thatched cottage. The accommodation on the ground floor offers a superbly fitted kitchen/breakfast room, dining room, living room, study/bedroom four, shower room, cloakroom, utility room and entrance hall. On the first floor are three bedrooms with en-suite facilities to the principal bedroom and a separate shower room. Externally the property boasts ample gated driveway parking for several vehicles, a single garage and views over surrounding countryside.























- Detached Thatched Cottage
- Grade II Listed
- Third Of An Acre
- Single Garage With Gated Driveway
- Countryside Views
- Three Receptions
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- En-Suite & Two Shower Rooms
- Idyllic Location

Entrance Hall

Via a solid wood front door:- Exposed timbers, brick flooring, two radiators, window to front, door to garage, stairway with small landing to bedroom three. Doors leading to:-

Kitchen/Breakfast Room

21'11" x 20'11" (6.7m x 6.4m)

Fitted with a range of base level units with Corian working **Study/Bedroom Four** surfaces over, inset butler sink, AGA with extractor over, additional single oven. Space for fridge/freezer, integrated dishwasher. Exposed timbers and brick work, tiled flooring, various power outlets, radiator, telephone point. windows to multiple aspects, ceiling light points, inset down lighters, television point, various power outlets, French doors to garden. Door leading to:-

Utility Room

Butler sink unit set in solid wood drainer and worktop with cupboard under, water softener, laundry cupboard, plumbing for washing machine. Tiled flooring, stable door and window to garden.

Dining Room

14'1" x 12'1" (4.3m x 3.7m)

Exposed brick work and timbers, feature red brick open First Floor Landing fireplace, windows to dual aspects, carpeted flooring, two Exposed timbers, wall light and ceiling light points, exposed radiators, solid oak door to rear garden, Concealed stairs rising timbers, built in storage cupboards. Doors leading to:to master and bedroom two. Opening to:-

Living Room

13'9" x 12'1" (4.2m x 3.7m)

Windows to multiple aspects, exposed timbers, feature red brick fireplace fitted with a wood burning stove, carpeted flooring, wall light points, television point, various power outlets.

12'1" x 8'2" (3.7m x 2.5m)

Window to front aspect, wooden flooring, wall light points,

Ground Floor Shower Room

Part tiled and fitted with a three piece:- glazed shower enclosure with chrome attachments, vanity mounted wash hand basin, low level WC. Inset down lighters, vinyl flooring, window to front aspect, chrome heated towel rail.

Cloakroom

Fitted with a two piece suit comprising:- Low level WC, wash hand basin, window to front aspect, ceiling light point, brick





Principal Bedroom

14'1" x 12'9" (4.3m x 3.9m)

Windows to dual aspect, carpeted flooring, radiator, built in storage cupboard, ceiling light point, various power outlets, exposed timbers. Door leading to:-

En-Suite Bathroom

Fitted with a three piece white suite comprising:- Panel enclosed bath with marble surround., vanity mounted wash hand basin, low level WC. Window to side aspect, wood effect flooring, shavers point, inset down lighters, radiator,

Bedroom Two

14'1" x 9'2" (4.3m x 2.8m)

Windows to dual aspects, exposed floorboards and timbers, ceiling light point, radiator, built in storage cupboards, various power outlets.

Secondary Landing

Stairway rises form the entrance hall:- Ceiling light point. Door leading to:-

Bedroom Three

14'5" x 14'1" (4.4m x 4.3m)

Windows to dual aspects, ceiling light point, radiator, various power outlets, built in storage cupboards. Door to:-

Shower Room

Tiled shower cubicle with glazed door and shower unit.

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Fitted with a two piece suit comprising:- Low level WC, wash hand basin, window to front aspect, ceiling light point.

Gardens

The property's plot sits back from the village lane from which it is accessed; and further benefits from wraparound landscaped gardens and exquisite views over open farmland. The gardens benefit from various mature trees, shrubs, and bushes; a brick paved patio area is present with dining space to the rear, and a timber fence enclosed area to the rear. Additionally, the property benefits from a timber storage shed, and glass potting shed; all enclosed by hedge line and timber fencing.

Garage With Utility/Boot Room & Driveway Parking

Attached to the property is a garage boasting electric door, power, lighting and access to the utility/boot room. The boot room benefits from window to rear aspect, base level unit with working surface over, inset sink with drainer unit, space for tumble dryer, plumbing for washing machine, tiled flooring, power points. To the front of the property is a sweeping shingle driveway providing parking for several vehicles accessed off a private road.



