



Profiles Estate Agents

Keepers Cottage Twenty Acre Lane

, Sutton Cheney, CV13 0AJ

Offers In The Region Of £800,000



A stunning, 4 bedroom, 3 bathroom, extended family detached, cottage style home, occupying a secluded picturesque location and approached via a private shared driveway. Maintained to the highest standard throughout and offers many unique features, whilst boasting a wealth of charm and character.

The property offers versatile accommodation with traditional living and dates back to the 1850's and was once the game keepers home.

The property has oil fired central heating, hardwood sealed double glazing, 3 reception rooms, luxury fitted 'shaker style' kitchen, magnificent lounge with feature inglenook, sun lounge, garden room, shower room, utility room, bedroom 1 with ensuite shower, luxury bathroom, westerly facing established rear garden, double garage, double width driveway, a further separate gated driveway with parking for a further 3 cars, etc.

The property is conveniently located for commuting to all major road links such as the A5, M1, M6 and M42.



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Reception Porch 7'6" x 1'8" (2.30 x 0.52)
Having hardwood door and leaded obscure double glazed side window.

Reception Hall 19'6" max x 13'8" max (5.95 max x 4.18 max)
Staircase with balustrade, understairs recess, double glazed window, beams to ceiling, radiator, double glazed windows and twin french doors.

Sun Room (rear) 8'6" x 7'11" (2.60 x 2.42)
Laminate floor, downlights to ceiling, double glazed windows to side and rear and twin double glazed leaded french doors.

Attractive Dining Room (rear) 12'4" (into bay) x 11'1" max (3.76 (into bay) x 3.40 max)
Walk in double glazed bay window, radiator and beams to ceiling.

Attractive Lounge 16'5" max x 15'4" max (5.01 max x 4.68 max)
Feature Inglenook fireplace with side double glazed windows, exposed beams,wood burner, quarry tiled floor, beams to ceiling, radiator and two wall light points.

Luxury 'Shaker Style' Kitchen 10'5" x 9'0" (3.19m x 2.75m)
Feature Belfast sink, range of attractive base and wall units comprising of seven base units, eight wall units finished in soft white, two wall units with glazed displays, under lighting, associated work surfaces, double glazed window, beams to ceiling, integral breakfast bar, solid oak work surfaces, ceramic wall tiling, radiator, ceramic tiled floor, split level induction hob, fan assisted oven, electric hob, extractor hood (ducted), fitted fridge, freezer and dishwasher.

Spacious Breakfast Room (rear) 12'9" x 12'5" (3.89 x 3.79)
Double glazed window, laminate floor, radiator and floor mounted oil fired boiler.

Utility Room (front) 5'7" x 4'7" (1.71 x 1.40)
Quarry tiled floor, three wall lights points, plumbing for washing machine and roof void access.

Modern Shower Room (rear) 5'4" x 4'9" (1.65 x 1.45)
Suite in white, low level flush wc, wash hand basin, double radiator, fitted corner shower cubicle with electric shower, extractor fan and ceramic wall tiling.

Garden Room (rear) 9'8" x 6'4" (2.95 x 1.95)
Double glazed stable door, laminate floor, leaded glazed windows, vaulted ceiling with exposed beams and radiator.

Study/Bedroom 4 12'3" x 7'11" (3.75 x 2.43)
Dual aspect, leaded glazed rear window, double glazed side window, laminate floor, radiator and downlights to ceiling.

First Floor 23'1" (max) x 16'1" (max) (7.04 (max) x 4.91 (max))

Landing 16'11" max x 16'2" max (5.16 max x 4.95 max)
Double glazed windows, radiator, wall light point.

Bedroom 1 (rear) 13'1" x 12'7" (3.99 x 3.86)
Leaded double glazed window, radiator and fitted twin double wardrobes with bridging wall units.

En Suite Shower (side) Fully tiled. 7'10" x 3'3" (2.39 x 1.01)
Fitted shower cubicle with electric shower, under floor heating, wash hand basin in vanity unit with two base doors, low level flush wc with concealed cistern and downlights to ceiling.

Bedroom 2 (rear) 12'9" x 11'1" (3.89 x 3.39)
Leaded double glazed window, radiator and fitted double wardrobe.

Bedroom 3 (rear) 12'4" x 12'1" (3.78 x 3.69)
Wash hand basin in fitted vanity unit with twin base doors, double glazed window, radiator, exposed beams to ceiling, two wall light points and fitted twin double wardrobes.

Luxury Fully Tiled Bathroom (rear) 10'1" x 7'10" (3.08 x 2.41)
Leaded double glazed window, full suite in white, comprising of panelled bath, wash hand basin, wc, separate shower cubicle with electric shower, downlights to ceiling and ladder style radiator.

Outside
Double width driveway. Further side driveway with secure parking for 3 cars a brick arch with gated access to the rear garden.

Picturesque south westerly facing established rear garden, lawns, terraced areas, herbaceous borders, mature shrubs and bushes,

Detached Double Garage 17'8" x 14'5" (5.41 x 4.40)
Having electric up and over door, light and power.

Double Width Driveway To Front

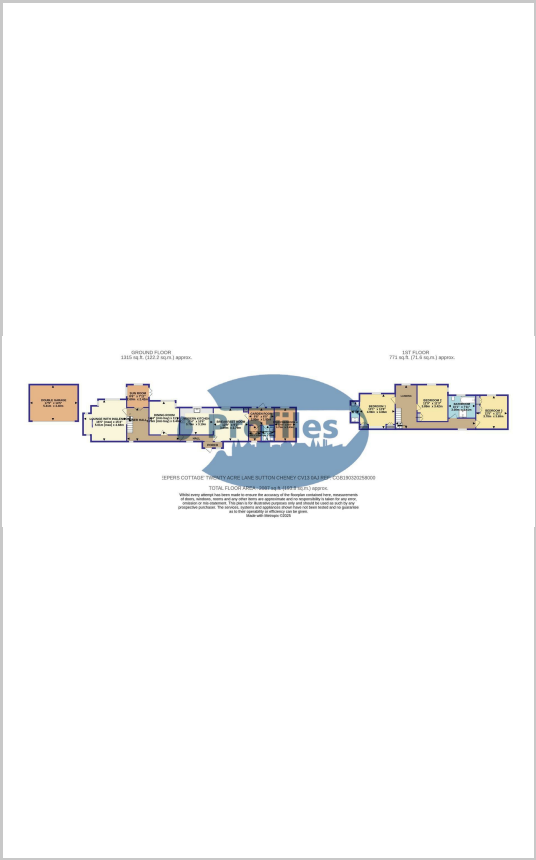
Further Gated Side Entrance
Leading to three car driveway

Picturesque Secluded Westerly Facing Rear Garden w
Having established lawns, shrubs, hervaceous borders, pergalo, gated side acess.

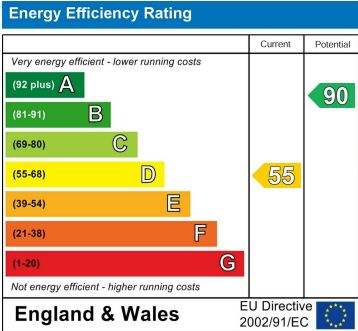
Area Map



Floor Plans



Energy Efficiency Graph



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