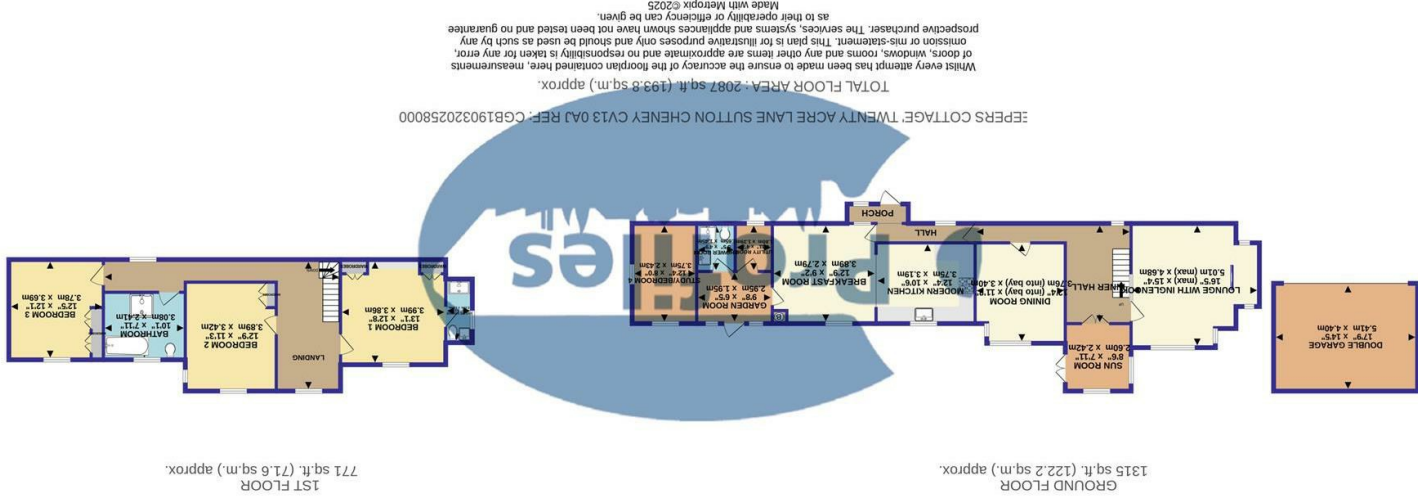




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MISDESCRIPTONS ACT 1967

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Independent Estate Agents
Surveyors, Valuers and
Letting Agents



Keepers Cottage Twenty Acre Lane, Sutton Cheney, CV13 0AJ
Offers In The Region Of £800,000



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 tiled '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.

Comprehensive local amenities are within nearby Market Bosworth.

VIEWING IS ESSENTIAL

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

Reception Hall
19'6" max x 13'8" max
Staircase with balustrade, under stairs recess, double glazed window, beam, radiator, ceiling, double glazed windows and twin french doors.

Sun Room (rear)
8'6" x 7'11"
Laminated 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
Walk in double glazed bay window, radiator and beams to ceiling.

Attractive Lounge
16'5" max x 15'4" 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.

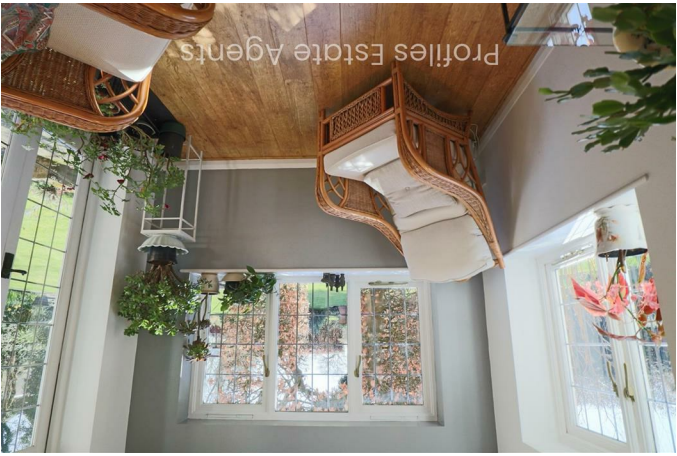


Luxury 'Shaker Style' Kitchen
10'5" x 9'0"
Feature Belfast sink, range of attractive base and wall units comprising of seven base units, eight wall units finished in soft white, two wall units with glazed displays, under lighting, associated work surfaces, double glazed window, beams to ceiling, integral breakfast bar, solid oak work surfaces, ceramic wall tiling, radiator, ceiling, 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"
Double glazed window, laminated floor, radiator and floor mounted oil fired boiler.

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



Study/Bedroom 4
12'3" x 7'11"
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)
16'11" max x 16'2" max
Double glazed windows, radiator, wall light point.

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

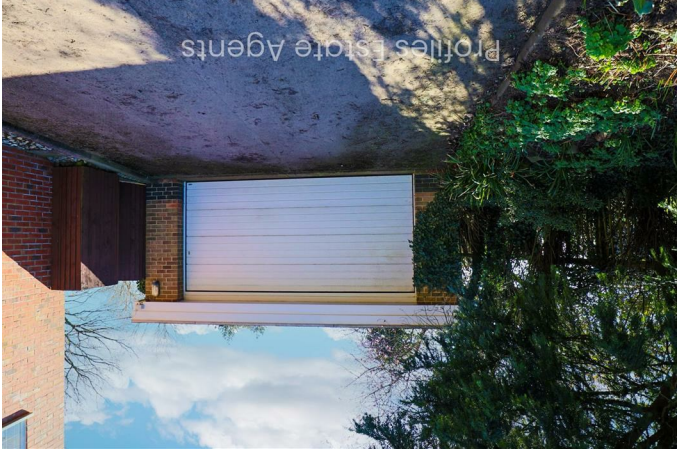


En Suite Shower (side) Fully tiled.
7'10" x 3'3"
Fitted shower cubicle with electric shower, under floor heating, wash hand basin in vanity unit with two base doors, low level flush wc with concealed cistern and downlights to ceiling.

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.



Double Width Driveway To Front
Further Gated Side Entrance
Leading to three car driveway
Picturesque Secluded Westerly Facing Rear Garden w



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