



Rye Hill Road, Rye Hill, Thornwood

Guide Price £899,995

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MILLERS
ESTATE AGENTS

* DETACHED PERIOD HOME * HEATED SWIMMING POOL * 3/4 ACRES PLOT * SEMI RURAL POSITION * DOUBLE DETACHED GARAGE * SIDE FACING PADDOCK *

A detached family home offering generous accommodation, an abundance of character and bags of charm. The property enjoys a semi-rural setting with scenic farmland views to both the front and rear. The five-bedroom accommodation sits on an impressive plot measuring approx. ¾ quarters of an acre; has ample gated parking, a heated swimming pool and a double detached garage. Originally this charming dwelling was three separate cottages, it dates from approx. 1550's and now has a Grade II listing.

Offering a wealth of period features including exposed timbers, three separate fireplaces "Red Brick" and a weather boarded finish. Measuring approx. 2,300 sq ft, the accommodation comprises a spacious hallway, leading to three well-proportioned reception rooms. Including a cosy living room with exposed timbers and studwork and an open grate fireplace and a rustic dining room. A traditional kitchen breakfast room with integrated appliances overlooks the rear garden and neighbouring farmland. There is a cloakroom WC and boot room. The first floor landing leads to a master bedroom suite, having its own walk-in wardrobe and en-suite bathroom. There are four further bedrooms all generous doubles and a three-piece family bathroom.

Externally there is a detached garage, plant room with boiler and pump room for the swimming pool. The south facing garden has a paved patio, external lighting, timber shed, and gate to the front. Oil tank, lawned area and a 26'4 x 13'2 heated tiled swimming pool. The frontage is laid to lawn with a feature well. The driveway offers parking for several vehicles. The property benefits from a large paddock measuring 200ft x 40ft with hedged surroundings with a wooden summer house.





GROUND FLOOR

Porch

5'6" x 5'5" (1.68m x 1.65m)

Kitchen Breakfast Room

20'3" x 9'7" (6.17m x 2.92m)

Dining Room

14'4" x 13'6" (4.38m x 4.12m)

Family Room

9'6" x 14'9" (2.89m x 4.50m)

Cloakroom WC

8'8" x 5'1" (2.64m x 1.55m)

Living Room

23'4" x 17'4" (7.11m x 5.28m)

FIRST FLOOR

Bedroom One

14'6" x 17'1" (4.42m x 5.21m)

En-suite Bathroom

13'8" x 6'2" (4.17m x 1.88m)

Bedroom Two

13'11" x 11'2" (4.24m x 3.40m)

Bedroom Three

11'8" x 8'4" (3.56m x 2.53m)

Bedroom Four

11'1" x 8'8" (3.37m x 2.64m)

Bedroom Five

12'2" x 8'6" (3.71m x 2.58m)

Bathroom

7'3" x 5'11" (2.21m x 1.80m)

EXTERNAL AREA

Detached Garage

24'7" x 16'4" (7.49m x 4.98m)

Pump Room

8'4" x 6'2" (2.54m x 1.88m)

Rear Garden

95' x 60' (28.96m x 18.29m)

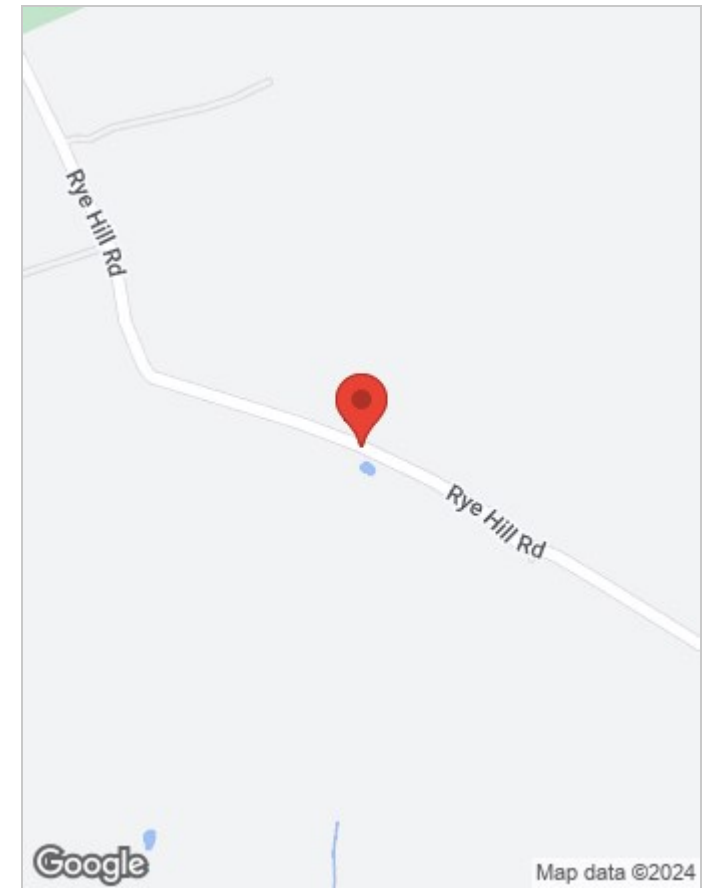
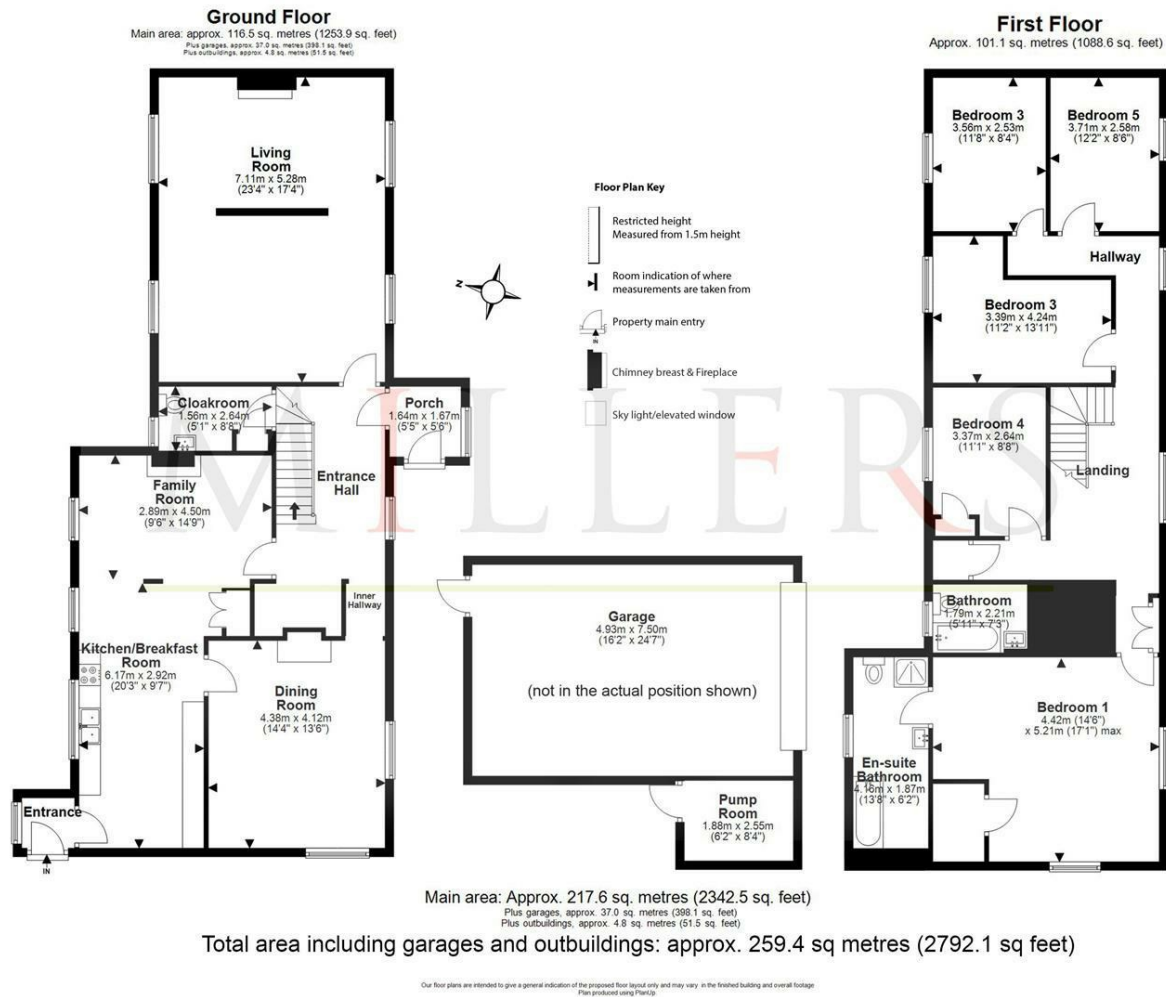
Swimming Pool

26'4" x 13'2" (8.03m x 4.01m)

Paddock

200' x 40' (60.96m x 12.19m)





| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | 38 | England & Wales |
| | | 52 | EU Directive 2002/91/EC |
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Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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