



“Green Bank”, Chetwynd Aston.

Offers in the region of **£850,000**

This 4 Bedroom, detached, eco-friendly home is approximately 10 years old and was inspired by Hebridean architecture, based on the design of a Scottish long house. Being sold with approximately 3 acres of paddock land, there is also the option to purchase an additional 3 acres (directly adjacent with stabling) for an extra £75,000. The house itself offers a huge open-plan living space, (including a Lounge area with log burner and double-height vaulted ceiling) 4 double Bedrooms (3 with En-suites) and has a completely private south-facing garden with far-reaching countryside views. Also benefitting from solar panels, underfloor heating via an air-source heat pump and rainwater harvesting system, the running costs are extremely low.

Briefly comprising Entrance Lobby, Utility Room, Open-plan Lounge/Kitchen/Diner, 4 Bedrooms (2 downstairs), 3 En-suite shower rooms and Family Bathroom, externally there are beautifully landscaped gardens on all sides (including a pleasant woodland area), ample driveway parking and storage buildings.

Council tax band B EPC B Rated

"Green Bank" Pitchcroft Lane Chetwynd Aston Newport

Property entered via front door into

Entrance Lobby 6' 0" x 5' 11" (1.83m x 1.80m)

Utility Room 6' 0" x 4' 0" (1.83m x 1.22m)

Open plan Lounge/Dining/Kitchen area 27' 0" x 25' 0" (8.22m x 7.61m) (max)

Inner Hallway leading to Downstairs Bathroom, Master Bedroom and Bedroom 2.

Family Bathroom 8' 1" x 6' 0" (2.46m x 1.83m)

Master Bedroom 11' 0" x 10' 0" (3.35m x 3.05m) (min plus wardrobes)

Master En-suite 6' 11" x 5' 10" (2.11m x 1.78m)

Bedroom 2 14' 0" x 8' 0" (4.26m x 2.44m)

Walk-in Storage 9' 0" x 3' 0" (2.74m x 0.91m) (reduced head height under stairs)

Upstairs to first floor landing which provides access to both upstairs Bedrooms. Door to cupboard.

Bedroom 3 14' 0" x 12' 0" (4.26m x 3.65m)

En-suite 7' 1" x 5' 11" (2.16m x 1.80m)

Walk-in storage 6' 10" x 6' 0" (2.08m x 1.83m)

Bedroom 4 14' 0" x 11' 1" (4.26m x 3.38m) (max)

En-suite 6' 0" x 4' 0" (1.83m x 1.22m)

Walk-in Storage 7' 0" x 4' 0" (2.13m x 1.22m)

Outside

The property is approached via a timber electric gate with intercom security system which opens onto a large driveway offering ample parking for several vehicles and leading up to outbuildings for storage.

To the front of the house is an Indian stone paved pathway with established border to the fore. Beautifully maintained landscaped gardens lie to all sides of the property with an open lawn to the rear containing fruit trees. A south-facing, decked patio lies closest to the property with a covered BBQ area and ornamental planting. To one side is a tranquil woodland and nature zone offering a variety of established plants and trees. Far reaching countryside views over adjoining paddocks may be enjoyed from all aspects of the property.



TOTAL FLOOR AREA: 1682 sq.ft. (156.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The services, appliances and appliances shown may not be installed and no guarantee as to their operation or efficiency can be given.
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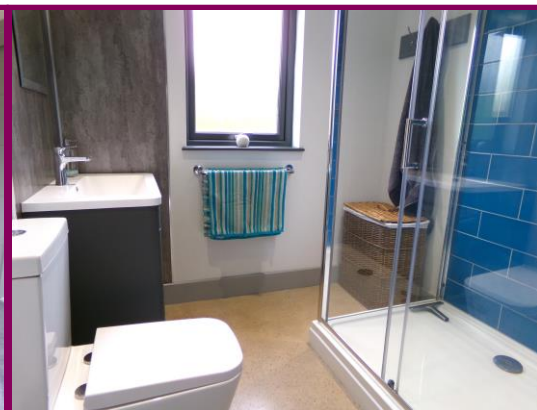
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PROPERTY



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