

**Great Bentley Road, Frating
CO7 7HW
Guide Price £600,000-£615,000
Freehold**





- PERIOD DETACHED COTTAGE
- FOUR DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- FAMILY BATHROOM
- FITTED KITCHEN
- EXPOSED BEAMS & PERIOD FEATURES
- OFF ROAD PARKING
- APPROX 1/3 ACRE (sts)
- COUNTRYSIDE LOCATION
- SEPARATE STUDIO ANNEXE

**** FOUR BEDROOM DETACHED CHARACTER PROPERTY WITH ANNEXE ****

GUIDE PRICE £660,000-£675,000

This exquisite detached family home, with its period features, is situated in the tranquil heart of the countryside. The property offers a distinct remote and peaceful setting, making it ideal for families seeking space both inside and out.

Spread over two floors, the house boasts four reception rooms downstairs including a spacious lounge, family room and a second lounge. At the heart of the home is the open-plan country style kitchen, complete with a central island and range cooker. This kitchen's design promises ample space for entertaining and cooking alike. To compliment this, the dining room, which is situated next to the kitchen makes entertaining, as well as family life, hassle free. To complete the ground floor there is a utility room and cloakroom for ease.

Up onto the first floor you will find four double bedrooms, the first two bedrooms are particularly impressive, both replete with fitted wardrobes, the third bedroom offers an exclusive split-level design, again with built in wardrobes, adding a unique architectural flair to the room and the fourth bedroom is currently used as a home working office. The family bathroom, with its freestanding roll-top bath and separate shower cubicle adds to the functionality of the house.

Outside you notice the shingle drive with parking for numerous vehicles, the open field views and the impressive garden which adds to the over size of the plot which is around 0.3 acres (sts). To complete the desirability and functionality of the property there is a self contained annexe complete with kitchen and bathroom to the side of the house, this would be ideal for wider family members or guests alike.

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

uPVC partially glazed front door, wood tile flooring, centre light, radiator. Stairs to first floor landing.

FAMILY ROOM

13' 4" x 12' 7" (4.06m x 3.83m)

Dual aspect windows to front and side aspects, wood tile flooring, centre light, radiator. Feature fire place with brick surround, exposed timbers and beams.

SITTING ROOM

12' 7" x 12' 2" (3.83m x 3.71m)

Window to front, wood tile flooring, spot lights, radiator. Feature fire place with tiled hearth and wooden mantle housing a log burner, exposed timbers and beams.

LOUNGE

18' 1" x 15' 8" (5.51m x 4.77m)

Dual aspect windows to front and rear aspects, French doors to side and rear, carpet flooring, inset spot lights, radiator.

KITCHEN

17' 2" x 11' 5" (5.23m x 3.48m)

Dual aspect windows to side and rear aspects, wood flooring, inset spot lights, radiator. Range of country style wall and base units with wooden work top, moveable island, 1½ bowl ceramic sink/drain, range cooker with extractor over, exposed beams and timbers.

DINING ROOM

14' 6" x 10' 2" (4.42m x 3.10m)

Window to rear aspect, wood flooring, spot lights, fitted cupboards, exposed beams and timbers.



UTILITY ROOM

8' 4" x 7' 4" (2.54m x 2.23m)

Window to rear aspect, door to side, vinyl flooring, centre light. Base units with worktop, stainless steel sink/drainage, space for washing machine, tumble dryer, fridge/freezer.

CLOAKROOM

4' 11" x 2' 5" (1.50m x 0.74m)

Obscured window to side aspect, vinyl flooring, centre light, radiator. Low level WC and vanity sink unit, partially tiled walls.

FIRST FLOOR LANDING

Exposed timbers and beams, carpet flooring, centre lights, loft access hatch.

PRINCIPAL BEDROOM

12' 10" x 12' 10" (3.91m x 3.91m)

Window to front, carpet flooring, centre light, radiator, fitted wardrobes, exposed timbers and beams.

BEDROOM TWO

12' 11" x 12' 0" (3.93m x 3.65m)

Window to front aspect, carpet flooring, centre light, radiator. Fitted wardrobes, built in wardrobe, exposed timbers and beams.

BEDROOM THREE

15' 9" x 12' 3" (4.80m x 3.73m)

Window to rear aspect, split level with wooden flooring to lower and carpet flooring to upper, centre lights, radiator, built in wardrobes.

BEDROOM FOUR

10' 4" x 9' 10" (3.15m x 2.99m)

Window to rear, carpet flooring, centre light, radiator. Currently used as an office, limited height access, exposed timbers and beams.

FAMILY BATHROOM

9' 9" x 8' 11" (2.97m x 2.72m)

Window to rear aspect, laminate flooring, inset spot lights. Low level WC, pedestal wash hand basin, freestanding roll top bath and separate shower enclosure. Partially tiled walls, heated towel rail, limited height access, exposed timbers and beams.

ANNEXE

18' 8" x 18' 3" (5.69m x 5.56m)

Self contained studio annexe with open plan kitchen/lounge/bedroom, separate shower room.

EXTERIOR

FRONT

Off road parking and turning for numerous vehicles, hedged borders, shingle drive, field views.

REAR

Laid to lawn with fenced and hedged borders, patio area, garden shed.

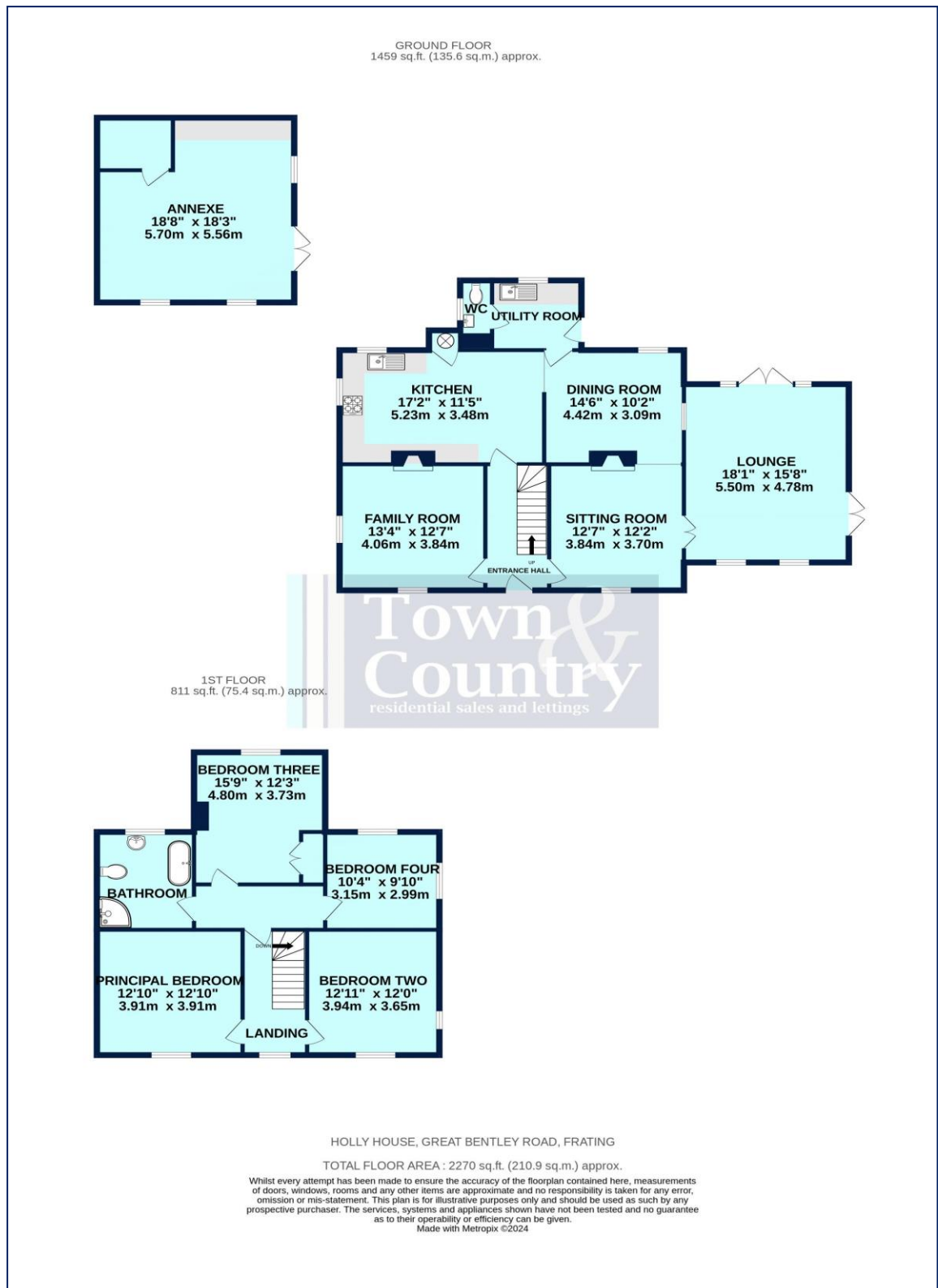
Total plot size circa 0.3 acres (sts)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 65 D |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |









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