



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Entrance Porch

Entrance Hallway

Skimmed coved ceiling, access to storage cupboard, tiled flooring, radiator. Doors to:

Sitting Room

23'8" x 13'11" (7.22 x 4.26)

Skimmed coved ceiling, French style doors overlooking the rear garden, bow window to front elevation, feature fireplace with fitted wood burner, wooden flooring, 2 radiators.

Dining Room

12'1" x 10'6" (3.69 x 3.22)

Skimmed coved ceiling, window to rear elevation with fitted shutter, wooden flooring, radiator.

Study

11'8" x 7'11" (3.57 x 2.42)

Skimmed coved ceiling, bow window to front elevation, fitted book shelves and storage cupboards, radiator.

Kitchen/Dining Room

21'11" x 16'6" (6.69 x 5.03)

Vaulted ceiling with 2 x Velux style windows, 3 x windows to rear elevation, Bi-Fold doors to rear garden, fully fitted range of wall and base units including feature units such as pull out pan drawers and larder cupboards, complimented by beautiful granite work surfaces, inset sink with mixer tap, space for cooker range, built in double oven, space for American style fridge/freezer, plumbing for dishwasher, breakfast bar island with seating area, complimented by further cupboard storage, feature porcelain tiling, access to walk in pantry cupboard (1.93x1.35 mtrs), 2 x vertical radiators.

Utility Room

9'9" nar 6'3" x 8'0" (2.98 nar 1.91 x 2.44)

Skimmed ceiling, window to front elevation, door to side access, fitted base unit with matching larder style cupboard, complimented by granite work surface with inset sink and mixer tap. plumbing for washing machine, porcelain flooring, radiator.

Downstairs Cloakroom

Skimmed ceiling, extractor fan, re-fitted suite comprising W.C, wash basin, radiator.

Galleried First Floor Landing

Skimmed coved ceiling, window to front elevation with fitted shutter, access to airing cupboard. Doors to:

Master Bedroom

13'10" x 11'6" (4.24 x 3.52)

Skimmed coved ceiling, window to rear elevation, 2 double doored wardrobes with further storage cupboard, radiator.

Entrance Lobby

Skimmed coved ceiling, access to roof void with pull down ladder. Door to:

En-Suite Shower Room

7'11" max (2.42 max)

Skimmed coved ceiling, window to rear elevation, suite comprising shower cubicle, W.C and pedestal wash basin, 1/2 tiled walls, tiled flooring, radiator.

Bedroom 2

12'0" x 11'8" (3.66 x 3.58)

Skimmed coved ceiling, window to rear elevation, radiator.

Bedroom 3

13'11" x 9'4" (4.25 x 2.85)

Skimmed coved ceiling, window to front elevation, fitted wardrobes, radiator.

Bedroom 4

11'10" x 11'5" (3.61 x 3.48)

Skimmed coved ceiling, window to front elevation, radiator.

Family Bathroom

7'8" mx x 5'6" min (2.34 mx x 1.69 min)

Skimmed coved ceiling, window to rear elevation, suite comprising panel bath with independent shower over, pedestal wash basin, W.C, 1/2 tiled walls, tiled flooring, radiator.

Outside

Driveway

Situated behind double vehicle access gates and offering secure parking for several cars, mature hedgerow either side. Pedestrian gateway to:

Rear Garden

A fully enclosed garden offering private westerly aspect. Laid to lawn with further areas laid to patio, pergola with patio seating area, outside lighting and tap, wood fired pizza oven.

Double Garage/Potential Studio

18'5" x 17'10" (5.62 x 5.44)

A great storage unit or potential home studio/office. Up and over door, power and light, personal door to rear garden.

