







Situated in the PICTURESQUE and HIGHLY DESIRABLE Village of NEWNHAM is this BEAUTIFULLY PRESENTED STONE COTTAGE. The property is SET OVER THREE FLOORS and with SPACIOUS ACCOMMODATION comprising of entrance hallway, LOUNGE WITH LOG BURNING STOVE, kitchen/breakfast room, UTILITY ROOM, STUDY separate dining room, SNUG, FIVE DOUBLE BEDROOMS, ENSUITES to BEDROOM ONE & TWO plus a family bathroom. Outside is a SOUTHERLY FACING courtyard style rear garden, LARGE FRONTAGE with MANICURED LAWNS and AMPLE OFF ROAD PARKING for AT LEAST THREE VEHICLES. Further benefits include double glazing and gas to radiator central heating and is offered for sale WITH NO UPPER CHAIN. Viewing is essential to fully appreciate the size, condition and location of this property. Fast Find 4956. EPC- TBC

Entered

Via a part glazed composite door with Victorian style outside courtesy light to one side, opening into :-

Entrance Hall 10'6 x 7'0 (3.20m x 2.13m)

A spacious and welcoming entrance hall with stairs rising to the first floor landing with storage area under, radiator, recessed spot lights, hanging space for coats, doors to ground floor accommodation.

Study 9'8 x 7'8 (2.95m x 2.34m)

A versatile room which is currently used as a study by the current vendors and with double glazed window to front aspect, telephone point, recessed spot lights, radiator.

Kitchen/Breakfast Room 15'2 x 11'8 (4.62m x 3.56m)

The true heart of this home is this delightful kitchen/breakfast room fitted with a range of eye and base level units with under unit lighting and wooden work surfaces over, drawer stack, glass

fronted display units, space for a range style cooker with extractor over, ceramic one and a quarter bowl sink and drainer with swan neck mixer tap, tiling to water sensitive areas, Travertine tile flooring, recessed spotlights, breakfast bar, wall mounted vertical contemporary radiator, space for American style fridge/freezer, double glazed window to rear aspect with views over the rear garden, built in dishwasher, double glazed French doors opening onto the rear garden, opening into :-

Dining Room 14'10 x 11'0 (4.52m x 3.35m)

A lovely room with ceramic tiled flooring, recessed spot lights, double glazed window to rear aspect with views over the rear garden, wall mounted contemporary vertical radiator, part glazed wooden door to garden room/snug and lounge.

Lounge 15'2 max x 12'0 (4.62m max x 3.66m)

Another delightful room with feature fireplace which has a solid wooden mantle with inset log burner set onto an exposed brick hearth and with base level double cupboards to either side , four



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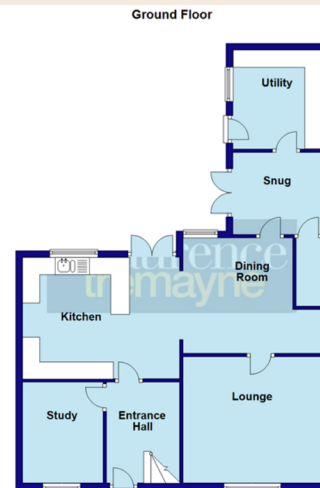
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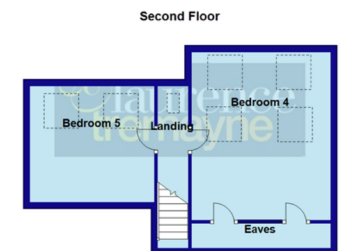
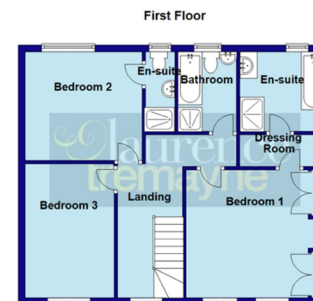
wall light points, double glazed window to front aspect with views over the manicured frontage, television point, built in bookshelves to one wall.

Snug/Garden Room 8'4 x 7'10 (2.54m x 2.39m)

A lovely room to grab some peace and quiet with double glazed French doors opening onto the rear



Total area: approx. 175.5 sq. metres (1889.2 sq. feet)



garden, television point, radiator, recessed spotlights, storage cupboard, exposed ceiling beams, part glazed wooden door to : -

Utility Room 9'5 x 9'4 (2.87m x 2.84m)

Double glazed windows to side and rear aspects, fitted with a range of eye and base level units with

rolled edge work tops, glass fronted display units, built in wine rack, space for under counter fridge/freezer, space and plumbing for washing machine, two circular stainless steel sinks with swan neck mixer tap, tiling to water sensitive areas, laminate flooring, extractor fan, exposed ceiling beams,



hanging space for coats, radiator, door to rear garden.

First Floor Landing 14'5 reducing to 6'2 x 14'2 (4.39m reducing to 1.88m x 4.32m)

A bright landing with double glazed window to front aspect, radiator, recessed spot lights, stairs rising to second floor landing, doors to all first floor accommodation.

Bedroom One 14'2 x 12'2 (4.32m x 3.71m)

A spacious double bedroom with two double glazed windows to front aspect with views over the manicured frontage, television point, radiator, two built in double wardrobes, door to dressing area (7'10 x 3'0) with shelving and further door to

En-Suite 8'2 max x 7'6 (2.49m max x 2.29m)

A four piece white suite comprising of concealed unit WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap, shower cubicle with plumbed in shower, full height tiling to all walls, electric shaver point, storage cupboard housing central heating boiler, extractor fan, recessed spotlights, heated towel rail, ceramic tiled flooring, opaque double glazed window to rear aspect.

Bedroom Two 11'10 x 8'11 (3.61m x 2.72m)

A lovely double bedroom with double glazed with double glazed window rear aspect with views over the rear garden, television point, radiator, recess spot lights, access to loft, door to : -

En-Suite 6'10 x 2'10 (2.08m x 0.86m)

A three piece white suite comprising of low level WC, wall mounted wash hand basin with mixer

tap, shower cubicle with plumbed in shower, full height tiling to all walls, ceramic tiled floor, recessed spot lights, heated towel rail, opaque double glazed window to rear aspect.

Bedroom Three 12'5 x 8'7 (3.78m x 2.62m)

A versatile double bedroom currently used by the current vendors as a further lounge with double glazed window to front aspect, radiator, access to loft, recessed spot lights, television point

Bathroom 8'0 x 6'5 (2.44m x 1.96m)

A four piece white suite comprising of low level WC, contemporary wall mounted wash hand basin, panel path, shower cubicle with plumbed in shower, recess spotlights, full height tiling to all walls, heated towel rail, double glazed window to rear aspect, ceramic tiled floor, extractor fan and electric shaver point.

Second Floor Landing 6'5 x 2'10 (1.96m x 0.86m)

A small landing with double glazed Velux window to rear aspect, recess spotlights, doors to bedrooms four & five.

Bedroom Four 15'0 x 13'4 with some reduced headroom (4.57m x 4.06m with some reduced headroom)

A delightful and bright double bedroom with four double glazed Velux windows to rear aspect, exposed ceiling beams, radiator, two wall light points, two storage cupboards to eaves.

Bedroom Five 11'10 x 11'0 (3.61m x 3.35m)

Another lovely double bedroom with two double glazed Velux windows to rear aspect, radiator, two wall light points, television point.



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Superior
homes



Outside

Rear

A low maintenance Southerly facing courtyard style rear garden that benefits from not being overlooked, paved patio area with gravel edging, log store, external power points, outside lighting, the garden is enclosed by stone and brick wall.

Front

A beautifully manicured and well maintained frontage with lawned areas enclosed by dwarf hedging with gravel pathway with block edging, gravel driveway for three cars, side passageway with bin store, outside lighting, raised hard standing for wooden shed, gravel pathway to front entrance, the frontage is access off School Hill via double wooden gates, the frontage is enclosed by stone wall.

**Viewing strictly by
appointment with
the agent**

AGENTS DISCLAIMER

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request. "YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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3 floorplans available
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