



- An individual detached village home constructed some 15 years ago
- Spacious lounge dining room with two sets of French doors onto garden
- Quality fitted kitchen with integrated appliances, separate utility room
- Home office, handy ground floor cloakroom, gas ch and double glazing
- Four decent sized bedrooms, ensuite shower room, family bathroom
- Paved private drive, large garage, and secure private garden to rear



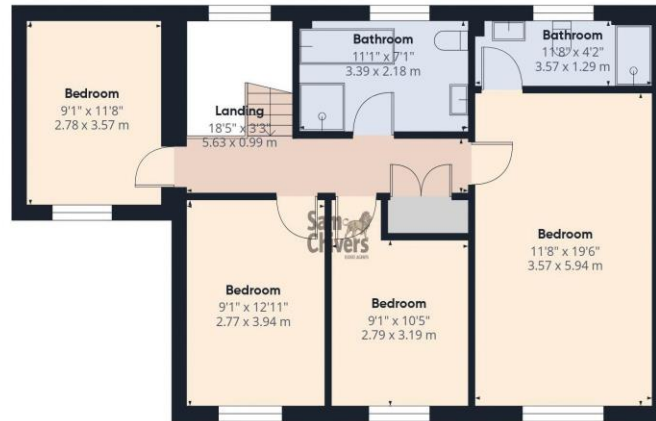
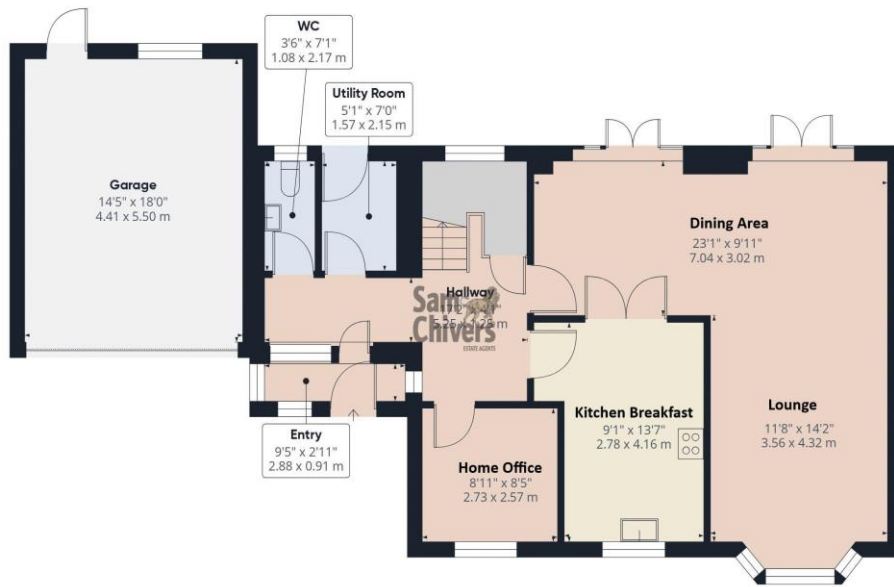
"A substantial and individual detached village property constructed fifteen years ago and finished to a high standard inside and out, occupying a decent sized private plot".

The accommodation comprises an entrance porch opening into an entrance reception with handy ground floor cloakroom. There is a light and airy L-Shaped lounge dining with two sets of French doors onto the garden and double doors into a quality kitchen which provides ample fitted units, integrated appliances, and a breakfast bar. Separate utility room with door directly onto garden. Further on the ground floor is a home office which overlooks the front driveway. On the first floor are four bedrooms, the main bedroom is exceptionally large and enjoys an ensuite shower and the family bathroom has a panelled bath and walk in shower. Gas central heating and double glazing.

Outside to front the property is approached via a paved private drive leading to a large, attached garage. There is a gated access to both side of the property leading into a fully enclosed and private rear garden laid to lawn with paved and gravelled patio areas, shrub borders. Rear access to garage which has power and lighting. The property is a five minute walk to Holcombe Farmshop and Kitchen producing excellent freshly cooked food, great coffee and general provisions.

**Tenure:** Freehold. **Council Tax Band:** F.





Approximate total area<sup>(1)</sup>  
1891 ft<sup>2</sup>  
175.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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