



Easton House, 38 Herd Street

Guide Price **£425,000**

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Easton House

Easton House is a true hidden gem, tucked away in a peaceful and private setting, offering charm, character, and seclusion in equal measure. Approached via two access points, the property enjoys a discreet position. From the allocated gravelled parking area nearby, a short walk down six steps reveals a delightful collection of properties you would scarcely know existed. The inviting approach leads you through the garden gate into a beautifully enclosed walled courtyard - a welcoming entrance and an excellent first impression.

This unique three-bedroom property was part of a former school dating back to 1850. The property is centred around the exceptionally attractive south-facing courtyard, filled with an abundance of seasonal planting and mature shrubs, including a Buddleia tree, ornamental cherry tree, magnolia, and bay tree. Raised borders provide further colour and texture, whilst an elegant climbing rose and clematis trail across the courtyard walls, creating a peaceful space to relax and entertain.

Entering through recently installed anthracite aluminium French doors, natural light pours into the property, enhancing the bright and welcoming atmosphere throughout. Pitch pine parquet flooring covers the entire ground floor, adding warmth and character. The spacious sitting room is beautifully presented in neutral tones and features a bespoke built-in bookcase, creating a cosy yet stylish living space. The open-plan layout continues seamlessly into the dining area, where a charming feature fireplace sits perfectly in keeping with the property's character.



- Spacious open-plan sitting and dining area

Sliding doors lead through to the well-appointed kitchen, thoughtfully designed with integrated appliances and clever revolving storage solutions with soft close cupboards and drawers to maximise space and practicality. As well as a fridge and a freezer, the kitchen includes an induction hob, oven and grill, dishwasher, tiled flooring, and wall tiling.

Upstairs, newly carpeted stairs rise to a beautifully bright landing, enhanced by a large Velux window allowing natural light to enlighten the space. A vintage practical hanging drying rack adds further charm and functionality. Exposed wooden beams and matching pitch pine doors run throughout the first floor, giving each room individuality and warmth, whilst the neutral décor creates a calm and timeless feel.

The principal bedroom benefits from fitted wardrobes, a Velux window northside, and a southside window overlooking over the courtyard. The second bedroom is a double room with a bright aspect, whilst the third bedroom is arranged as a single room, also features fitted wardrobe storage.

The bathroom is fitted with a shower, WC, and wash basin, complemented by lino flooring.

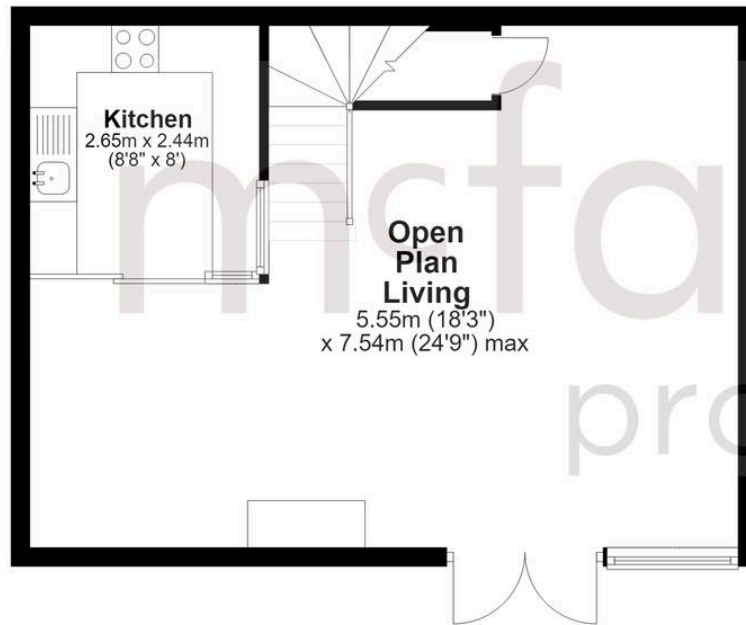
Further benefits include a sizeable, boarded loft space with a built in ladder and shelving, offering excellent additional storage potential.

Easton House is a rare opportunity to acquire a beautifully secluded and characterful home in an enchanting tucked-away setting a few steps away from the High Street.



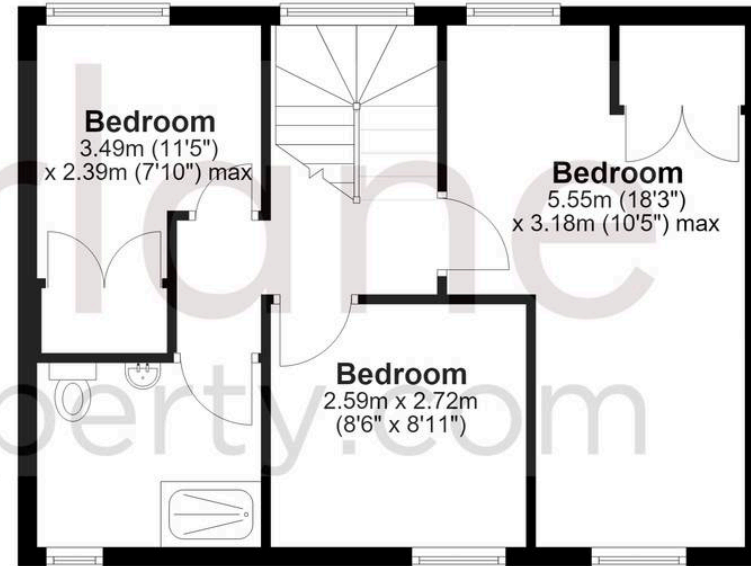
Ground Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 83.7 sq. metres (901.3 sq. feet)

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