

The Cottage Elm Road, MARCH

£350,000 **Freehold**

Sharman Quinney

Key Features

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- No Onward Chain
- 1.5 Acres, Ideal for Equestrian Use (STMS)
- Ample Off-Road Parking Plus Large Garage with Old Stables Attached
- Outbuilding with Annex Potential
- Surrounding Field Views

The ground floor accommodation begins with a welcoming kitchen/diner to the rear, featuring a vaulted ceiling with skylight, allowing plenty of natural light to flood the space. The kitchen is fitted with a range of modern country-style Shaker units, incorporating base and wall cupboards, sink, integrated oven and electric hob, with additional space for a dishwasher and fridge/freezer. A stable door and windows to the rear and side provide views and access towards the parking area.
To the front of the property is a cosy lounge, complete with a multi-fuel burner, exposed wooden beam and window overlooking the front garden. Stairs rise to the first floor, whilst an additional snug area provides a lovely extra space to relax. This leads through to the ground floor shower room, which is fully tiled and fitted with a large corner shower, vanity unit with ample







storage and low-level WC. There is also a frosted window to the front and an airing cupboard housing a stacked washing machine and tumble dryer.
Upstairs, the landing leads to two bedrooms. The principal bedroom is a generous double to the front, enjoying pleasant field views and featuring an attractive feature fireplace. Bedroom two overlooks the rear and has been fitted with bespoke wardrobes and cabinetry across two walls, currently serving as a dressing room but offering flexibility for alternative use.
Externally, the property continues to impress. To the front is an enclosed and gated garden, predominantly laid to lawn and complemented by mature trees, established shrubs and colourful flowers. A gravel driveway leads through to the rear, where there is ample off-road parking and a large garage providing additional storage, complete with light and power.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 134.0 m² (1,442 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman