



- A charming and very well maintained village property
- A light and airy lounge dining room to front
- Fitted kitchen replaced in 2024 with door to garden
- Ground floor bathroom with shower over bath
- Two good sized bedrooms both with deep wardrobes
- Private drive parking for two cars and cottage garden to rear



"A charming and very well-maintained village home which enjoys convenient parking for two cars with ev charging point, a pretty cottage garden to rear and is just a short walk to the village primary school, a popular village pub, regular public transport and open countryside".

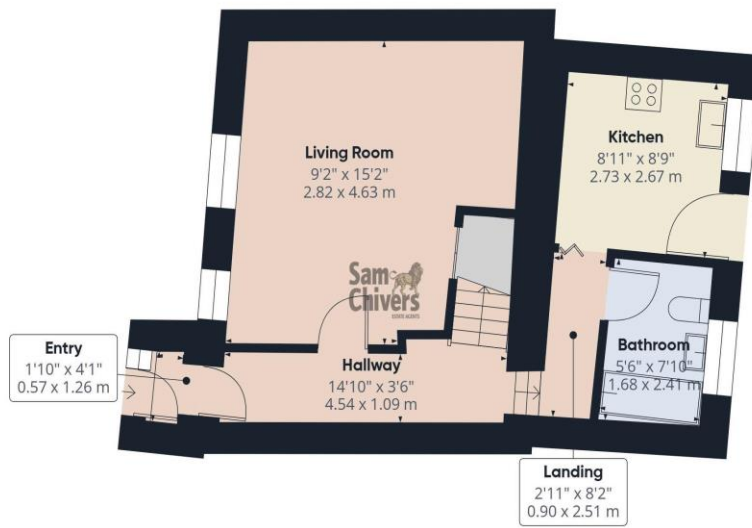
The accommodation comprises an entrance porch opening into the hallway. There is a sunny lounge dining room to front with handy understair storage cupboard. There is a kitchen to rear which was replaced in 2024, providing a good range of units and having a door onto garden. The bathroom is also on the ground floor off the hallway and enjoys a shower over bath. On the first floor are two surprisingly good sized bedrooms both with deep wardrobes. The property benefits from gas central heating and double glazing.

Outside to front is a private gravelled drive for two cars with "ev" point. To the rear is a cottage style garden with slate shingle pathway and well stocked shrub and flower beds. Small garden store and patio area.

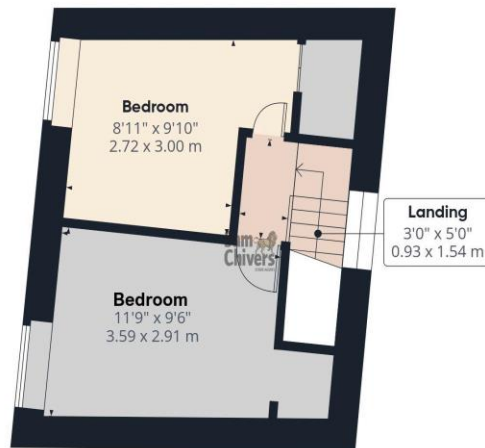
Greyfield Woods part of the woodland trust with its own waterfall is approximately a ten-minute walk.

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





Floor 0



Floor 1

Approximate total area^m

706 ft²
65.6 m²

(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.

GIRAFFE360



Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove  Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.