



Our View “A property that must be seen to be appreciated”

This individual detached property is presented to a high standard, offering spacious living accommodation, four bedrooms, delightful surroundings, and enclosed gardens, and is positioned on a private plot at the end of a cul-de-sac in Ogwell.

The accommodation begins with the entrance hallway, which features solid oak flooring; this continues throughout much of the ground floor. A door provides access to the living room, with continued flooring, a fireplace with mantel surround, and a double-glazed window to the front. Opposite the living room, you have double doors accessing a further reception room, which offers a range of uses, with continued wood flooring, a storage space housing meters, and a double-glazed window to the front with inset spotlights. Continuing through the entrance hallway, you have the delightful, spacious kitchen/dining room, which forms part of an extension and does credit to the current owners. It features a superb fitted kitchen comprising a range of matching wall and base-level units, a ceramic sink with mixer tap and drainer, and a range of built-in appliances such as a dishwasher, double oven, and gas hob with extraction hood and light above. There is wooden flooring, double-glazed windows to the side and rear, along with sliding doors leading out onto the garden. The kitchen/diner runs the full width of the property, creating a superb living space. Access is also found to a useful utility room, with continued flooring, further work units, a stainless steel sink with mixer tap

and drainer, and space and plumbing for a washing machine and tumble dryer, along with a double-glazed window to the side and a door providing access outside. There is also a separate WC with a low-level flush WC, pedestal wash hand basin with storage beneath, partially tiled walls, and an obscure double-glazed window to the front. From the kitchen/diner, you also have a useful storage cupboard located under the staircase. From the entrance hallway, stairs rise to the first floor, where the landing has a double-glazed window to the side and a hatch providing access to the loft. There are four bedrooms (three doubles and one single), The master bedroom features built-in wardrobes and an en-suite shower room comprising a low-level flush WC, pedestal wash hand basin, and a shower fed from the mains, with part-tiled walls and an obscure double-glazed window to the side. Serving the remaining bedrooms is the family bathroom, comprising a low-level flush WC, pedestal wash hand basin, and panel bath with electric shower fitted, part-tiled walls, and an obscure double-glazed window to the rear. From the landing, you also have a storage space and airing cupboard. Externally, the property enjoys truly delightful and private surrounding gardens. A sweeping driveway accesses the property, providing ample off-road parking. To the rear and side, there is a beautifully presented garden which must be seen to be appreciated. Accessed from the kitchen/dining room, the garden continues to the side and rear, with an assortment of attractive flower beds, a water feature, and steps leading to gated access. A pathway runs through the garden, passing a number of levels and seating areas created by the current owners, along with

a further water feature and a stone chip area which is extremely private and enclosed. This forms the main seating area and again must be seen to be appreciated, enjoying a pleasant open outlook across Ogwell. Continuing further to the rear of the garden, you have a very private and sunny section of level lawn. This provides a range of uses, being the most elevated part of the garden and enjoying pleasant countryside views. To the side of the property, you will also find an enclosed area which features a large wooden storage shed, stone chippings, and a patio, with gated access back to the front of the property.

- Superb individual property
- Living room
- Family room
- Delightful kitchen / dining room
- Four bedrooms (master ensuite)
- Family bathroom
- Beautifully presented surrounding gardens
- Large driveway
- Private plot location



