



# Grove.

FIND YOUR HOME

Oak Tree Cottage, 4 Mustow Green DY10 4LE

Guide Price £750,000



# Oak Tree Cottage

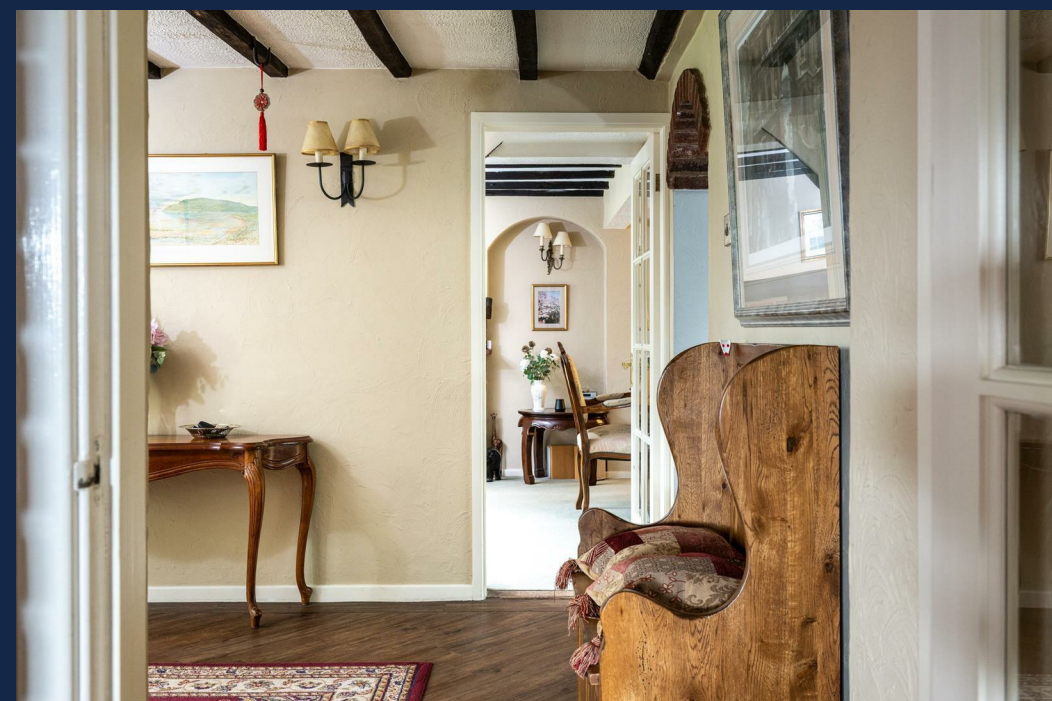
Welcome to Oak Tree Cottage, a charming four bedroom detached property with beautiful wrap around garden and views of the local countryside.

Comprising a welcoming entry hall, two large reception rooms and kitchen diner with utility to the rear, downstairs offers ample space for families of varying sizes. Upstairs you will find the four bedrooms, the main with ensuite shower room, separate study which could potentially be a fifth bedroom, and the large family bathroom. There are character features throughout with solid oak beams overhead, feature fireplaces with brick surrounds and open fire and views through every window of the lovely cottage garden.

The outdoor space on offer provides various seating areas to enjoy, well maintained planter beds with mature roses and high hedgerow borders ensuring privacy.

To the front is a driveway allowing parking space for two cars and the large garage offers another two, ideal for large families or hosting visitors.

Viewings of this delightful cottage are highly recommended!













### Approach

Approached via gate from the gravel driveway with pathway through the garden to the front of the property.

### Porch

With double glazing window to side, central heating radiator and wood flooring. Opening leads through into the entry hall.

### Entry Hall 9'6" x 11'9" (2.9 x 3.6)

With double glazing window to front, wood flooring and original overhead beams. Doors lead through to:

### Living Room 17'0" max 11'5" min x 22'3" max 13'5" min (5.2 max 3.5 min x 6.8 max 4.1 min)

With two double glazing windows to front and French doors out to the side, two central heating radiators, original beams overhead and large feature fireplace with brick surround.

### Kitchen 11'1" max 7'10" min x 18'8" max 7'6" min (3.4 max 2.4 min x 5.7 max 2.3 min)

With two double glazing windows to rear, central heating radiator and tiling to floor. There are a variety of fitted bespoke wall and base units with granite worksurface over, Belfast sink with drainage and space for a range cooker with extractor fan overhead. There is also an integrated dishwasher and fridge, along with space for a dining table and chairs. Glass door leads through into the utility.

### Utility 10'5" max 4'11" min x 13'9" max 9'6" min (3.2 max 1.5 min x 4.2 max 2.9 min )

With double glazing window and door to side, central heating radiator and tiling to floor. There are fitted wall and base units with granite worksurface over, stainless steel sink with drainage and space and plumbing for white goods and freezer. A wine fridge is integrated and the boiler is also located here. Door gives access to the w.c.

### W.C.

With obscured double glazing window to rear, tiling to floor, pedestal sink and w.c.

### Dining Room 11'1" x 20'11" (3.4 x 6.4)

With dual aspect double glazing windows to front and rear, two central heating radiators stairs to the first floor. There are overhead original beams and a feature fireplace with brick surround. A further door gives access to the porch.









### First Floor Landing

With double glazing window to rear and doors leading to:

Bedroom One 14'1" max 4'11" min x 17'0" max 12'9" min (4.3 max 1.5 min x 5.2 max 3.9 min)

With dual aspect double glazing windows to front and side, central heating radiator and beams overhead. Door gives access to the ensuite.

### Ensuite

With obscured double glazing window to rear, chrome heated towel radiator and tiling to floor and walls. There is a pedestal sink, w.c. and fitted shower cubicle.

Office/ Potential Fifth Bedroom 8'6" max 4'3" min x 7'2" max 6'2" min (2.6 max 1.3 min x 2.2 max 1.9 min)  
With double glazing window to front and central heating radiator. There is also access to the loft via hatch.

Bedroom Two 12'1" x 8'2" (3.7 x 2.5)

With double glazing window to front, central heating radiator, access to the loft via hatch and large storage cupboard.

Bedroom Three 9'2" x 9'6" (2.8 x 2.9)

With double glazing window to front, central heating radiator and feature beams overhead.

Bedroom Four 8'6" max 2'11" min x 11'1" max 8'2" min (2.6 max 0.9 min x 3.4 max 2.5 min)

With double glazing window to rear, central heating radiator and wood flooring throughout.

### Bathroom

With double glazing window to rear, chrome heated

towel radiator and tiling to floor and walls. There is a Waverley pedestal sink, w.c., large shower cubicle and claw foot roll top bath with hand held shower.

Garage 17'4" x 18'8" (5.3 x 5.7)

With dual aspect windows to sides and door out to the garden, electric roller shutter garage door. lighting overhead and electric points.

### Garden

A beautiful space with large well maintained lawns, patio area with ample space for garden furniture and mature planter beds throughout. There is a good sized vegetable patch for any keen gardeners and the borders are established with hedging and fence panels ensuring privacy.

### Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

### Council Tax

Tax band is F.

### Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

### Referral Fees











We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.







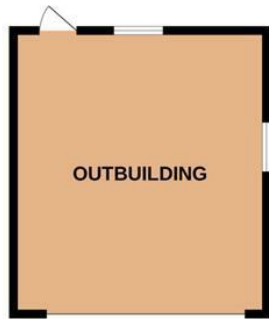




OUTBUILDING

GROUND FLOOR

1ST FLOOR



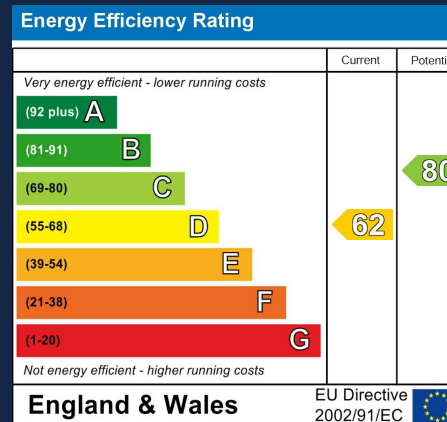
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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