



ROB LETTS

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# The Beeches, North Duffield

Guide Price £750,000

6 3 4



The Beeches is a commanding Georgian home occupying a proud position on Main Street in the sought-after village of North Duffield. Tall, handsome and full of kerb appeal, this is a property with genuine presence, offering over 3,600 sq ft of internal space including the garage.

Arranged over three floors, the accommodation includes six bedrooms, multiple reception rooms and a wealth of period character. The ground floor features a welcoming hallway with WC, sitting room with open fire, lounge with open fireplace, dining room with two sets of French doors, rear lobby/boot room, utility and a proper double garage. At the heart of the home is a Mark Wilkinson kitchen with granite worktops, Belfast sink, large pantry unit, huge sash window and two-oven oil AGA, opening into a bright family room.

The first floor includes a principal suite with dressing room and en-suite, stylish house bathroom, two further double bedrooms with original fireplaces, and a study. The second floor offers further flexible accommodation, including a large bedroom four, luxury bathroom, bedroom five, office-style sixth bedroom and useful storage.

Outside are mature gardens, off-street parking and a rear garden ideal for family life, all within a well-connected village setting.

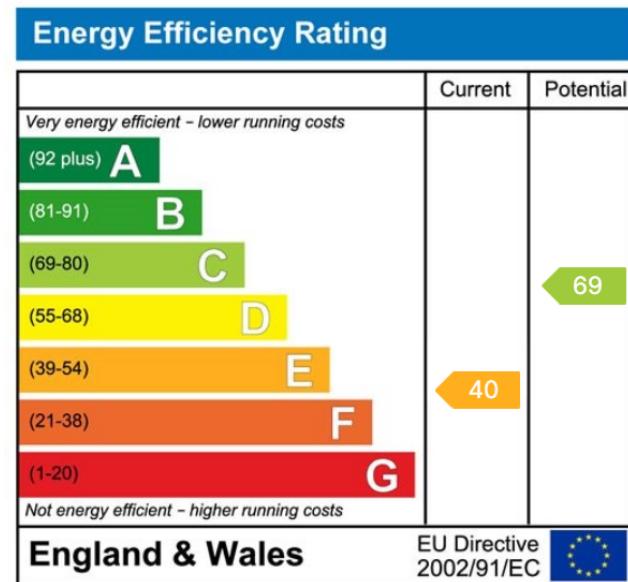




Total floor area: 340.1 sq.m. (3,661 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

- Outstanding kerb appeal on Main Street, North Duffield.
- Over 3,600 sq ft of internal space including the garage
- Six bedrooms arranged over three floors
- Multiple reception rooms
- Designer kitchen with granite worktops and AGA
- Beautiful period features
- Principal bedroom suite with dressing room & en-suite
- Luxury bathrooms across the upper floors
- Mature gardens, off-street parking and double garage
- When enquiring about this property, please quote ref: RL0918



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