



Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# Charnwood

Main Road, Chillerton, PO30 3EU



£400,000  
FREEHOLD



Situated within a peaceful location, this delightful detached bungalow offers three bedrooms, a family bathroom, plus a lovely front and rear garden.

- Charming, detached bungalow
- Beautifully maintained and arranged
- Spacious and naturally light throughout
- Generous plot with large front garden and rear patio
- Countryside walks on the doorstep
- Been in the same ownership for 40 years
- Three double bedrooms and family bathroom
- Opportunity to modernise, if desired
- Peaceful, rural village location
- Large driveway with a detached garage

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Having been a loving family home for the last 40 years, the property benefits from a setback position from the road with a wonderful front garden and a large driveway which continues to the side of the bungalow to the garage. The accommodation comprises a large entrance hall providing access to the lounge-diner, the kitchen-breakfast room, three double bedrooms, a w.c, and a bathroom. The entrance hall also offers access to two storage cupboards, one of which holds the gas boiler and the immersion tank. To the rear of the property is the garden benefitting from a large patio space with lovely views to the downs.

Situated in an elevated position in Chillerton, this fabulous property benefits from being close to amenities including the local village hall, reading room and The Gallybagger Inn, a popular social hub offering many activities and events, including the delightful Scarecrow Festival in May. The parish of Chillerton and Gatcombe has approximately 25 miles of peaceful footpaths and bridleways with spectacular views and Charnwood is also conveniently situated for the county town of Newport which is just four miles away and boasts a range of vibrant shops, restaurants and cinema. Ferry links to the mainland are all within easy reach.

### **Welcome to Charnwood**

Surrounded by mature trees and a hedgerow to the front of the property, Charnwood presents a large tarmac driveway to the front of the property and a few steps lead to the front door.

### **Entrance Hall**

Offering a spacious and naturally light entrance to the property, this space flows through the bungalow providing access to each of the rooms. The entrance hall also offers access to the loft hatch which benefits from a ladder into a large loft area that is partially boarded.

### **Lounge - Diner**

Enjoying triple aspect windows to the front, side and rear, this spacious living space offers plenty of room for the whole family whilst enjoying a gas fire at the focal point of the room. With space for both living and dining furniture, this wonderful family room also features a handy opening into the kitchen, plus an obscure glazed internal window continuing the natural light into the entrance hall.

### **Kitchen**

Fitted with a range of base and wall cabinets offering plenty of storage, this kitchen offers integrated appliances including a double oven and gas hobs with an extractor fan over. There is space and plumbing for a washing machine here as well as space for a breakfast table. A window to the side aspect fills the room with natural light, particularly in the afternoons, whilst a partially obscure glazed door leads out to the rear porch, and an obscure glazed internal window fills the hallway with natural light. There is a hatch which opens into the lounge diner here which makes serving food easier.

### **Rear Porch**

This space is perfectly designed to offer storage for coats, shoes, and muddy boots from long ambles in the countryside, plus it could be utilised as a utility or boot room. There are a few steps up into the kitchen.

### **Bedroom One**

Benefitting from a range of fitted wardrobes, this double bedroom enjoys a window to the front aspect which floods the room with natural light for most of the day.

### **Bedroom Two**

With plenty of space for bedroom furniture, this double bedroom offers dual aspect windows to the side and rear which enjoys lovely views over the countryside.



### **Bedroom Three**

The smallest of the bedrooms, but still a double bedroom, is currently utilised as an office/storage room with a large window to the rear aspect with views over the rear garden and beyond.

### **Bathroom**

Equipped with an electric shower over bath and a pedestal hand basin, this bathroom is neutrally tiled and features an obscure glazed window to the side aspect. The room is finished with an extractor fan.

### **W.C**

Comprising a w.c, the space continues the décor from the bathroom and also features an obscure glazed window to the side aspect.

### **Garden**

Accessed from the rear porch, the rear garden is fairly low maintenance and benefits from an elevated patio space with planting around. The patio space enjoys afternoon and evening sunshine and makes an ideal spot for dining al fresco style, drying washing, or just enjoying the sunshine on a warm sunny day. A greenhouse in one corner of the patio offers space to grow fruit and vegetables, plus there is access around both sides of the property. The front garden has been beautifully curated to provide privacy as well as some shade from the hot summer sun. A little summer house offers space to sit and enjoy the peaceful surroundings, plus the LPG gas tank is also located in the front garden.

### **Parking and Garage**

The property provides extensive parking for up to five vehicles as well as potential to create more, if required. The garage presents a fantastic storage space as well as potential to store a car, if desired.

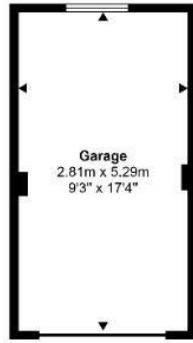
Charnwood presents a fantastic opportunity to acquire a spacious three bedroom bungalow with potential to make your own within a quiet, countryside location. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

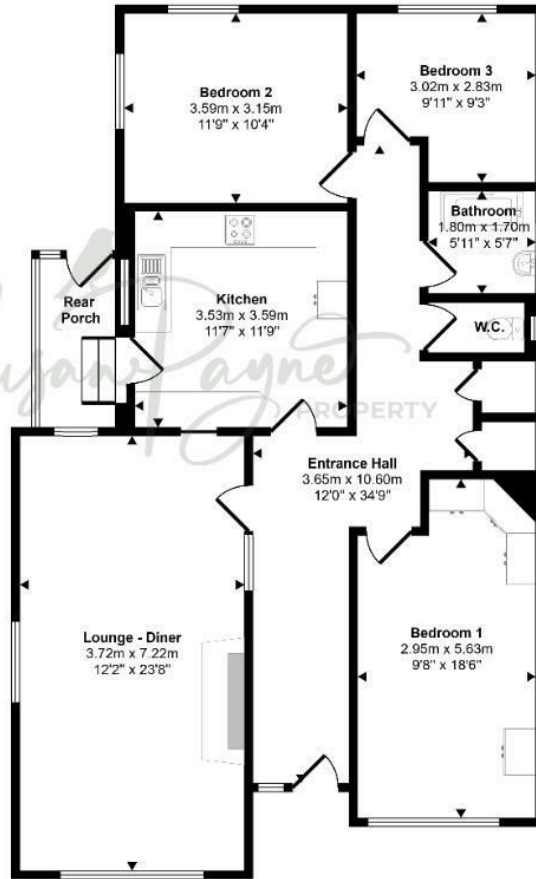
Tenure: Freehold. Council Tax Band: E Services: mains water, drainage, electricity, and LPG gas



Approx Gross Internal Area  
123 sq m / 1325 sq ft



Floorplan  
Approx 15 sq m / 160 sq ft



Garage  
Approx 108 sq m / 1165 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.