





Guide Price
£1,250,000

Standing on a plot which extends to approximately two thirds of an acre and enjoying wonderful views over the adjacent countryside this deceptively spacious four bedroom home offers extremely flexible accommodation including three reception rooms, study, large open plan kitchen/breakfast room, main bedroom with en suite shower room and further family bathroom and shower room. To the outside the property enjoys wonderful mature gardens bordered by a running stream, an enclosed courtyard garden and driveway parking for several vehicles

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE HALL

Stairs rising to first floor with storage cupboard below. Radiator.

SHOWER ROOM

Double glazed window. Tiled shower cubicle, vanity unit with hand wash basin and storage below. Low level w.c, tiled floor and walls, heated towel rail.

LOUNGE

Double glazed window and double glazed double doors to side aspect. Two radiators.

SITTING ROOM

A double aspect room with double glazed windows to the side and double glazed double doors to the rear, feature fireplace with inset wood burning stove, marble surround and hearth with wooden mantle, radiator.

STUDY

Double glazed window to rear. Radiator.

DINING ROOM

Double glazed double doors and windows to rear aspect. Radiator, double doors to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Fitted with a range of both floor and wall mounted units with work surface over. Single drainer sink unit with mixer tap, built in double oven and hob with extractor fan over, built in 'Aga' integrated dishwasher, fridge and freezer, part tiled walls, part tiled floor, radiator. Double glazed windows to front aspect, door to utility room and glazed door to lobby.

LOBBY

Double glazed door and window to front. Quarry tiled floor.

UTILITY ROOM

Window to front aspect. Plumbing for automatic washing machine, tiled floor.

LANDING

Double glazed Velux windows to front and side. Two radiators, eaves storage cupboards, access to loft area.

BEDROOM ONE

Double glazed window to rear. Range of built in wardrobes, radiator.

EN-SUITE

Large tiled shower cubicle, wash hand basin with storage below, low level w.c., bidet, tiled walls, tiled floor, heated towel rail, large walk in storage cupboard. Double glazed Velux windows.

BEDROOM TWO

Double glazed sliding patio doors opening to the BALCONY enjoying wonderful views of the gardens, stream and surrounding countryside. Range of built in wardrobes, radiator.

BEDROOM THREE

Double glazed window to side aspect,. Radiator, door to WALK IN DRESSING ROOM with radiator, range of built in wardrobes and drawer units. Double glazed Velux window to side.

BEDROOM FOUR

Double glazed window to side. Radiator.

BATHROOM

Comprising panelled bath with mixer tap and shower attachment, wash hand basin with storage below, low level w.c, tiled walls, heated towel rail. Double glazed window to side aspect.

GARAGE/PARKING

Access via twin five bar gates to a block paved driveway providing parking for several vehicles leading to the garaging.

TRIPLE GARAGE

Electric door. Power and lighting, storage over, personal door to rear.

GARDENS

A wonderful mature plot which extends to approximately two thirds of the an acre, the gardens are mainly laid to lawn with paved patio areas and well stocked flower and shrub beds. The gardens are bordered by a beautiful stream with beautiful views over the adjacent countryside. There are a range of timber storage sheds and various fruit trees and outside lighting.



Lukes Lane



Approximate Total Area
 2384 sq ft / 221.5 sq m
 Garage = 439 sq ft / 40.8 sq m
 Total = 2823 sq ft / 262.3 sq m

This plan is for layout guidance only.
 Not drawn to scale unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan,
 please check all dimensions,
 shapes and compass bearings before
 making any decisions reliant upon them. (ID1302392)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents