



Charlies Yard, Dyke Bourne  
£450,000 **Freehold**

QUENTIN  
MARKS



# Key Features



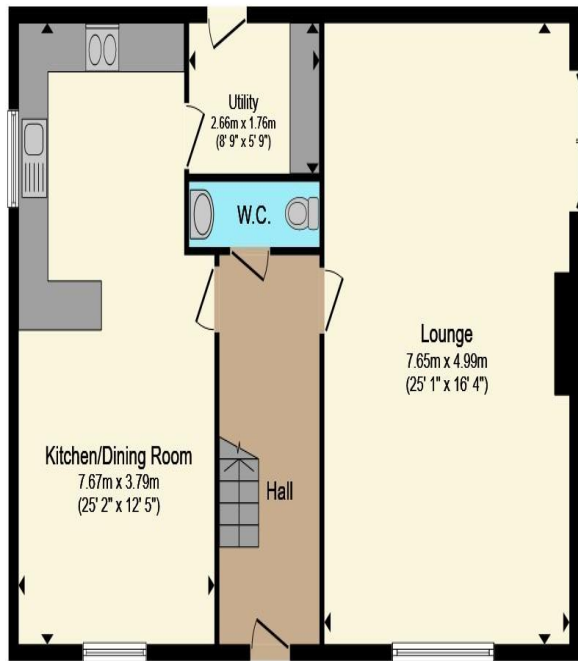
- Large Family Home
- Stone Built
- 4 Double Bedrooms
- Ensuite To Master
- Huge Lounge

This wonderful home offers spacious accommodation and was originally built by the highly reputable local developer, M. Parker & Sons. Situated within an exclusive small development of similar high quality homes in the sought after village of Dyke, the property is constructed from natural stone and boasts a charming cottage style interior, featuring ledged and braced internal doors, along with beamed ceilings in both the lounge and kitchen.

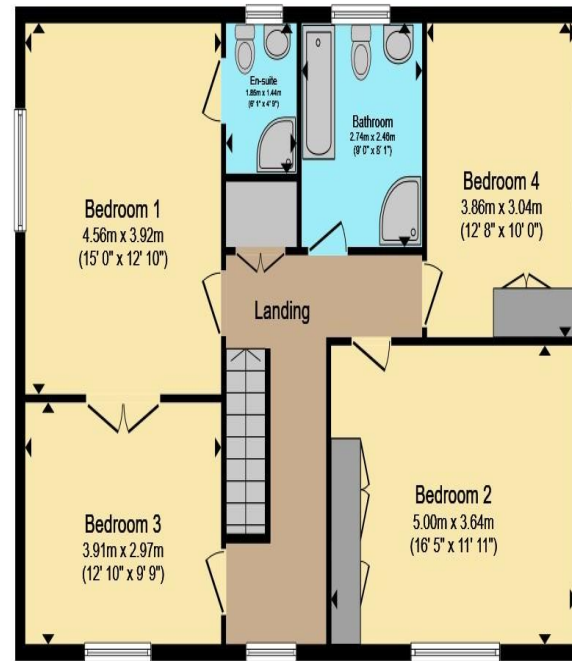
The accommodation begins with a generous entrance hallway, complete with a cloakroom/WC. To one side of the property is a really spacious lounge, featuring a reclaimed brick open fireplace as an attractive focal point, alongside French doors opening onto the rear garden.

The impressive kitchen/dining room is extensively fitted with a range of base and eye-level units, complemented by granite work surfaces. Integrated appliances include a fridge freezer and dishwasher, while a Belling range cooker completes the space. The dining area benefits from an exposed brickwork feature





**Ground Floor**



**First Floor**

Total floor area 171.6 sq.m. (1,847 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.PropertyBox.io)



to one wall, adding further character and charm. A generously sized utility room is conveniently located off the kitchen, providing additional storage and access to the side of the property.

Upstairs, the property offers four substantial double bedrooms, with the principal bedroom benefiting from an en suite shower room. The fourth bedroom is currently utilised as a dressing room, although the original door from the landing remains in place, allowing for easy reinstatement as a bedroom if desired. A spacious family bathroom serves the remaining bedrooms and includes both a bath and separate shower cubicle.

Outside, the south-facing rear garden is a particular highlight, enclosed by attractive stone walling to create a private and peaceful setting. The garden features a paved patio area, raised planters, and a lawned section, ideal for outdoor entertaining and family enjoyment. A door from the garden provides direct access to the double garage, which benefits from an electric up-and-over door, light, and power.

Viewing is highly recommended to fully appreciate the size, quality, and character of the accommodation on offer.

To view this property call Quentin Marks on:  
**01778 391600**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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INFORMATION



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