



STAGS HORN

New Lane, Churton

Rickitt
Partnership

Unique back to back semi detached

Period semi detached ♦ Two bedrooms ♦ Sitting room ♦ Family/dining kitchen ♦ In the heart of Churton village ♦ Delightful private garden ♦ Detached cabin ♦ Village location ♦ EPC E

Description

Unique and delightful period two bedroom back to back semi detached house tucked away in the heart of Churton Village. This well presented and charming home has an oak framed family/dining kitchen and sitting room. The private and beautifully kept South facing garden is a truly special feature of this property. It is mainly laid to lawn with two paved terrace areas and a detached cabin, used as a guest bedroom at present.

Family/Dining Kitchen

Range of wall and base units with block wood work surface above. Belling Range style electric cooker with five ring hob and Belling extractor above. Integrated Baumatic dryer. Floor to near ceiling unit with space for American style fridge freezer. Central Island with granite work surface above with inset Belfast style double sink with mixer tap. Cupboards below and integrated dishwasher and washing machine. Exposed timber beams. Stone tiled under floor heating. Two double glazed windows to side. Double glazed large French doors with windows to each side opening onto garden. Two skylights.

Sitting Room

Feature fireplace with inset log burner, exposed brick work with beam above and tiled hearth. Double glazed window to rear. Exposed beamed ceiling. Fitted wall cupboard. Cast iron radiator.

Inner Hall

Staircase to first floor with cupboard beneath. Double glazed window to side. Radiator. Timber floor.





Bathroom

Bath with mixer tap and separate hand held showerhead and shower above. Low level WC and hand wash basin. Part tiled walls. Double glazed window to side. Timber floor. Radiator with towel rail.

First Floor Landing

Bedroom One

Large double glazed Juliet window to rear. Exposed beams. Edwardian style fireplace surround. Small fitted wardrobe. Radiator.

Bedroom Two

Built in wardrobes. Double glazed window to side. Exposed beams. Radiator.

Outside

Stags Horn is located off New Lane, where there is on street parking. Access to the house is shared with Rock Cottage, pedestrian entrance is across the garden to Stags Horn.

Garden

A beautifully presented and private South facing garden, mainly laid to lawn with trees, shrubs and plants, and two paved terrace areas. There are three timber garden sheds.

Detached Lodge Cabin

Double glazed French door and double glazed window to front. Tiled floor. Power and light. En-suite shower room with walk in electric shower and hand wash basin with mixer tap and vanity unit below. Frosted window to side.

Property Information

The council tax is band C. We understand the property is freehold, with mains water, electricity and drainage connected. Oil fired central heating and hot water.

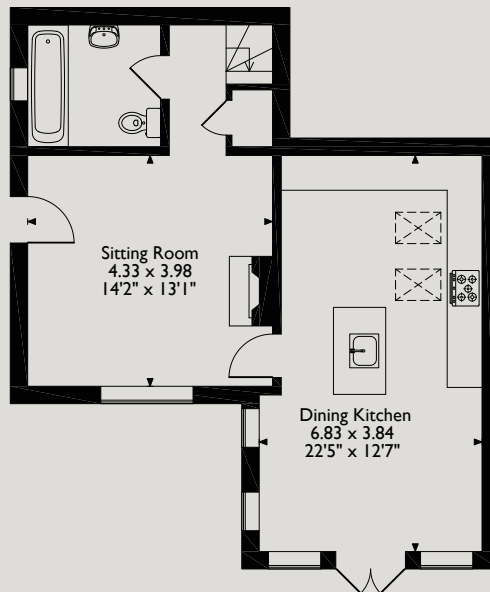


Floorplans

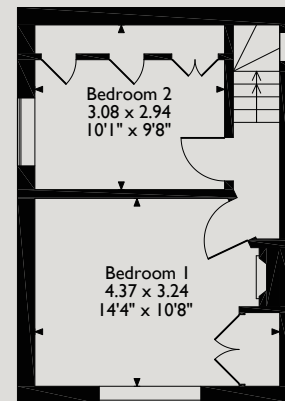
Approximate Gross Internal Area
 Main House = 78 Sq M/840 Sq Ft
 Outbuilding = 8 Sq M/86 Sq Ft
 Total = 86 Sq M/926 Sq Ft



Outbuilding



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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