



- A detached village property occupying a large plot of approx. 1/3 acre
- Entrance reception, lounge to front with open fireplace
- Feature kitchen dining room with door onto rear garden
- Four bedrooms, ensuite shower and family bathroom
- Extensive private grounds comprising level lawns, rear embankment with mature trees
- Private drive leading to an attached double garage with door to garden



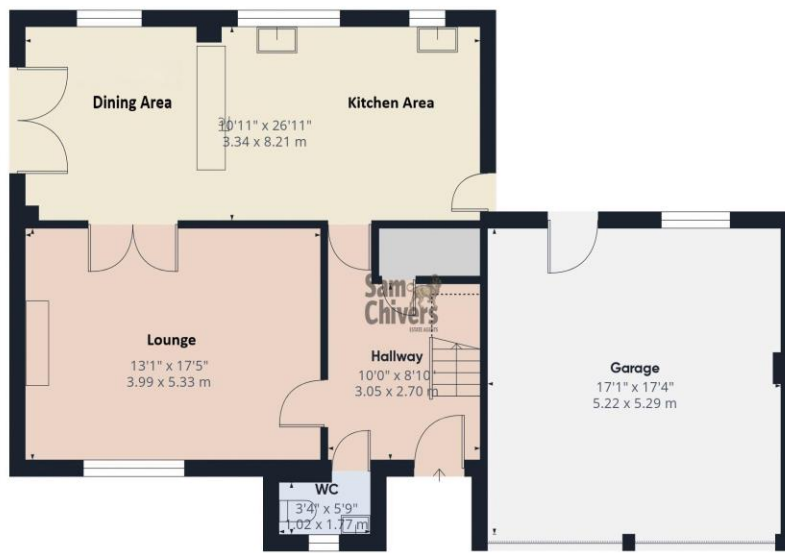
"A detached family home occupying a surprisingly large plot which adjoins open countryside, feature kitchen dining room, expansive drive and double garage".

The accommodation comprises an entrance reception with handy cloakroom and storage cupboard. The lounge is situated to the front of the house overlooking the garden and drive with an open fireplace and double doors into the kitchen. A feature fitted kitchen spans the rear of the property overlooking and opening onto the garden, the recently updated the kitchen offers a good range of fitted units with integrated appliances, the dining area enjoys a pleasant dual aspect. On the first floor are four bedrooms, an ensuite shower room and family bathroom, all rooms have a pleasant open view to front or rear. Gas central heating and double glazing.

Outside to front is an extensive private drive leading to the attached double garage with double doors, power, lighting, and a door to rear onto garden. A level lawn garden sweeps from the drive to the left of the house continuing to the side through a timber gate into an impressively large lawn garden running up to open fields and an embankment with mature trees also owned by the property. There is plenty of space here for the family and keen gardeners and an ideal location if you need a convenient dog walk! The overall plot measures approximately 1/3 acre.

Tenure: Freehold. **Council Tax Band:** E.





Approximate total area⁽¹⁾

1452 ft²
135 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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