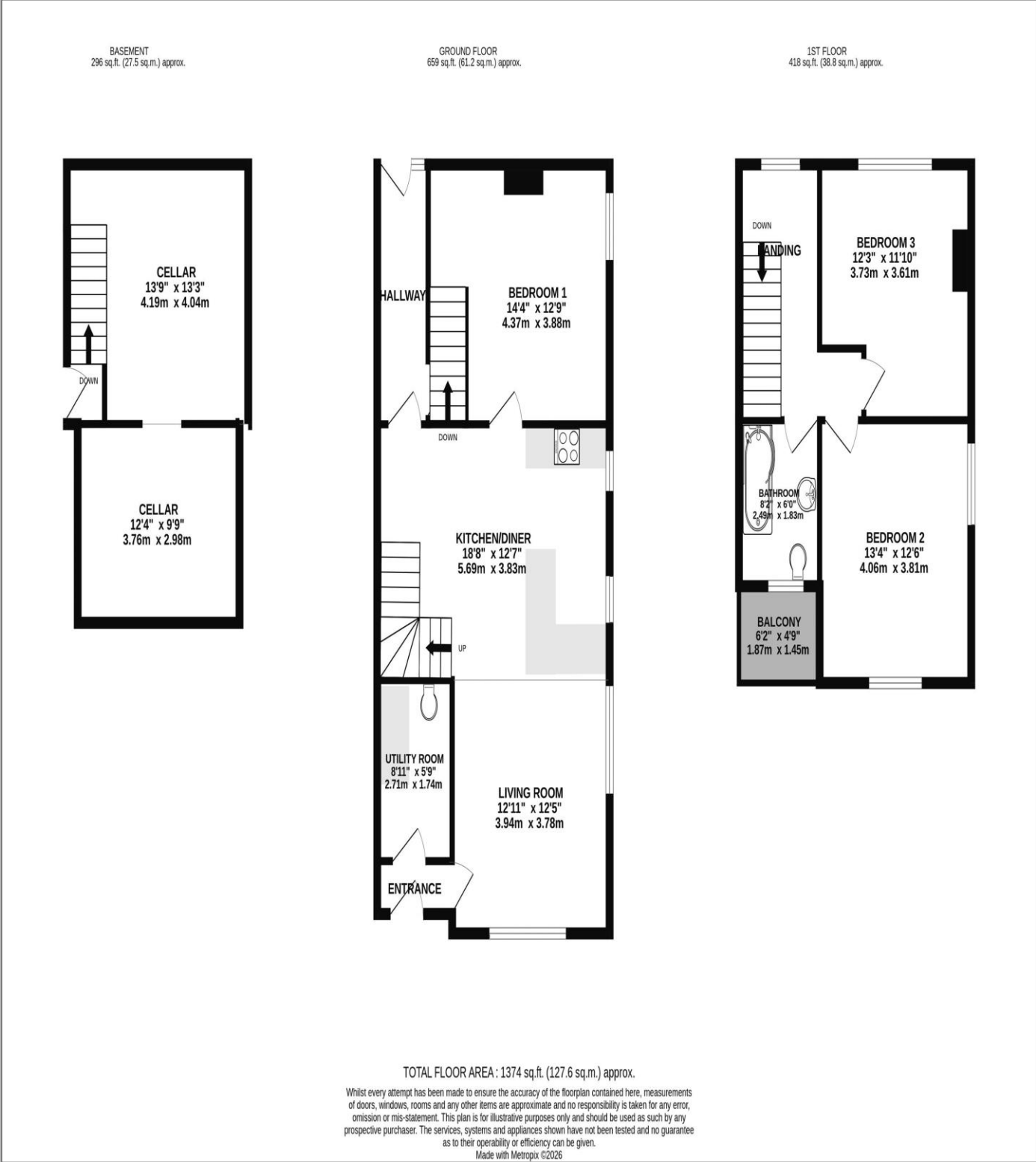




- **Characterful Period Home offered to the market CHAIN FREE**
- **Useful WC and Utility Room**
- **Oil Central Heating**
- **Open Plan Kitchen, Lounge and Dining Area**
- **Upstairs Two Double Bedrooms and Family Bathroom**
- **Study / Third Bedroom Downstairs**
- **Approx. 1,374 sq. ft of accommodation**
- **Enclosed Garden and Private Driveway**

Living Area

A bright and spacious reception room featuring large windows that flood the space with natural light. Generous proportions provide ample room for both relaxation and entertaining.

Kitchen and Dining Room

A fantastic open-plan space forming the heart of the home. The kitchen offers a range of fitted units, work surfaces and appliance space, while the dining area comfortably accommodates a family-sized table, creating an ideal environment for everyday living and social occasions.

Utility Room

A practical addition providing space for laundry appliances and further storage, helping to keep the main living areas clutter-free.

Bedroom One

A spacious double bedroom located on the ground floor, offering flexibility as a principal bedroom, guest suite or additional reception room if desired.

First Floor Landing

Providing access to the remaining bedrooms, family bathroom and balcony.

Bedroom Two

A generous double bedroom with ample space for freestanding furniture and pleasant natural light.

Bedroom Three

Another well-proportioned double bedroom, ideal for family members, guests or as a home office.

Family Bathroom

Comprising a bath with shower over, wash hand basin and WC, serving the first-floor accommodation.

Cellar

A substantial cellar split into two large sections, providing excellent storage and workshop potential. A rare feature that offers a wealth of possibilities, subject to any necessary consents.

Outside

To the rear, the property benefits from a low-maintenance garden with patio seating area, ideal for outdoor dining and entertaining. The enclosed space provides privacy and practicality, while gated access adds convenience.

Disclaimer

Every effort has been made to ensure that these details provide a fair and accurate representation of the property at the time of listing. However, they are for guidance purposes only. No advice has been sought from the seller’s legal representatives, and we have not liaised with management companies, planning departments, or building control in their preparation. Prospective buyers are strongly advised to inspect the property and surrounding area, including via Google Maps and Street View, prior to viewing. Photographs are for illustrative purposes only and do not imply that any items shown are included in the sale. All measurements are approximate, and fixtures, fittings, and appliances have not been tested, so no guarantee can be given as to their condition or functionality. If any aspect of the property is of particular importance, we recommend obtaining independent professional confirmation.

Agents Note

In accordance with current Anti-Money Laundering Regulations, all applicants proceeding with a transaction will be required to complete identity verification and source of funds checks. These checks are carried out by our appointed third-party compliance provider, HIPLA. A fee of £30.00 (inclusive of VAT) per applicant will be payable to cover the cost of these mandatory checks. This fee is non-refundable and must be paid before the transaction can proceed.

