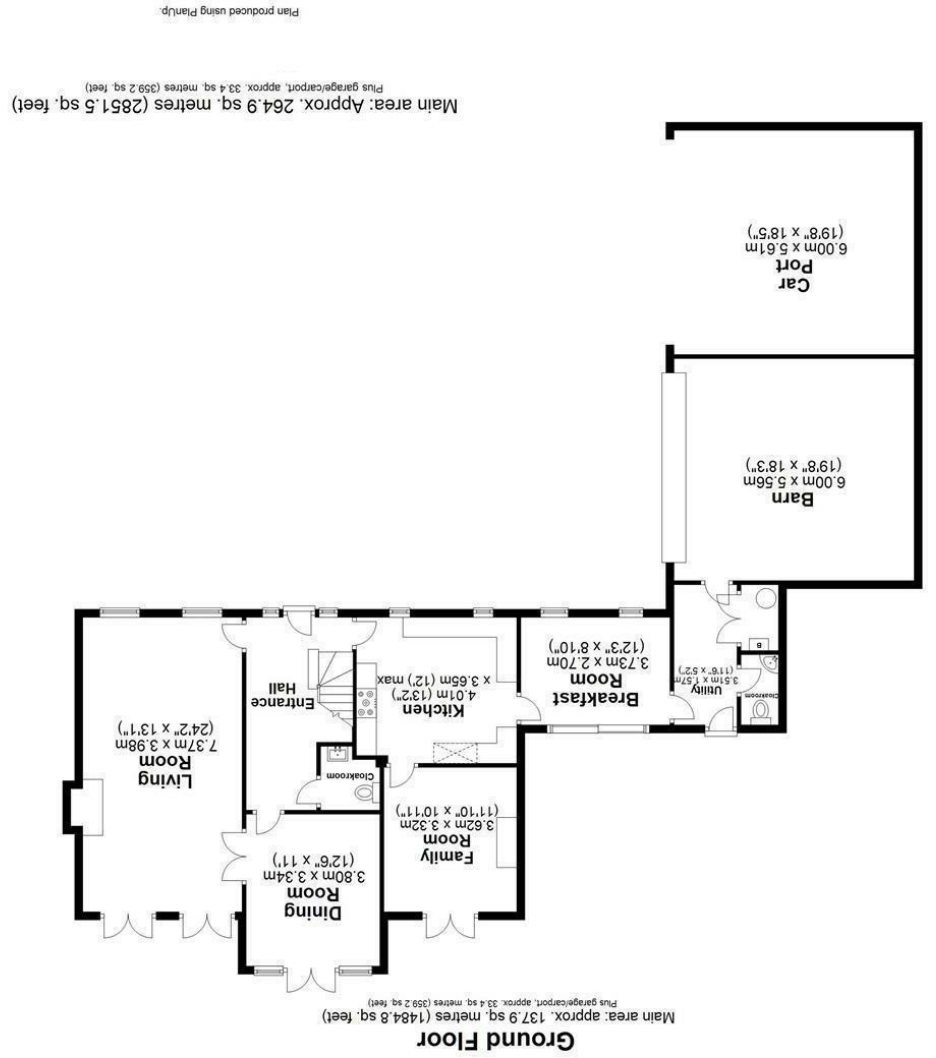
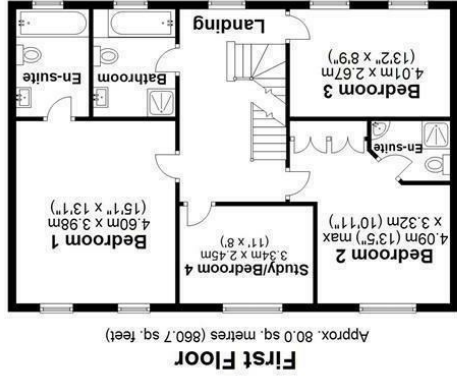
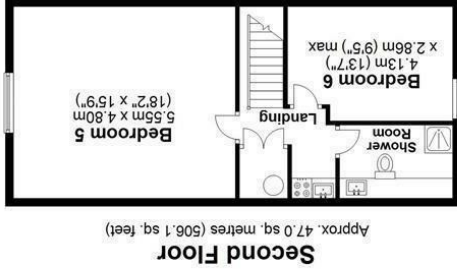


England & Wales		EU Directive 2002/91/EC
Potential		
Current		

**Environmental Impact (CO<sub>2</sub>) Rating**

England & Wales		EU Directive 2002/91/EC
Potential		
Current	69	

**Energy Efficiency Rating**





**Reception Hall**

**Cloakroom**

**Sitting Room**

Feature stone fireplace with log burning stove. French doors to rear garden.

**Dining Room**

French doors to rear garden.

**Family Room**

Feature Adam style fireplace. French doors to rear garden.

**Kitchen**

A bespoke fitted kitchen with granite work tops. Integrated double height fridge and dishwasher. Range cooker.

**Breakfast Room**

**Utility Room**

Space and plumbing for washing machine and tumble drier. Door to barn.

**Cloakroom**

**Barn**

Potential for conversion to an annexe, gym etc.

**Carport**

Parking for two cars.

**First Floor Landing**

**Master Bedroom**

Fitted wardrobes.

**En-suite Bathroom**

**Bedroom Two**

Fitted wardrobes.

**En-suite Shower**

**Bedroom Four**

**Bedroom Five**

Currently used as a study.

**Family Bathroom**

**Second Floor Landing**

**Bedroom Three**

**Bedroom Six**

**Shower Room**

**Kitchenette**

Fitted hob, fridge, microwave and sink.

**Gardens**

Landscaped gardens with mature shrubs and trees. Large patio area.

**Gravel Driveway**

With parking for up to 10 cars with wrought iron automatic gates giving access from a private driveway.

