

An aerial photograph of a large, two-story brick house with a dark tiled roof and two chimneys. The house features a white garage on the left side and a central front door. A wide, paved driveway leads to the garage, and a large, circular garden bed with various shrubs is in the foreground. The property is surrounded by a well-maintained lawn and mature trees. In the background, other houses and more trees are visible.

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Key Features

- Large reception hall
- Good size living room with feature fireplace
- Large separate dining room
- Fitted breakfast kitchen
- Separate laundry
- Inner lobby with gardeners WC
- Large double width garage
- Gallery landing
- Large attic room
- Principal bedroom with separate dressing room and en suite
- Three further double bedrooms
- Family bathroom
- Good size mature rear garden
- Carriage driveway



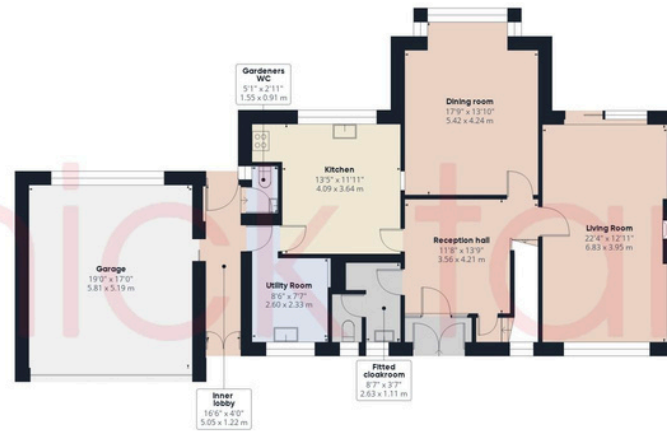
Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of conveyancing partners including, Move Reports UK Ltd and Kingsley Bond where we currently receive a referral fee of £200 / £300 for each transaction.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary, To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



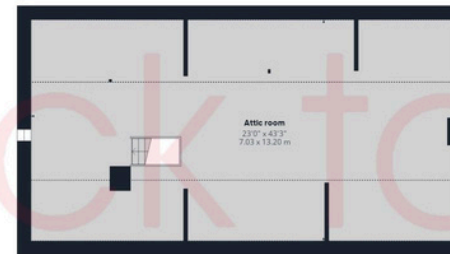
Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3843 ft²

357.1 m²

Reduced headroom

521 ft²

48.4 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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Ground Floor

The living accommodation in further detail comprises of...

Entrance porch.

Spacious **reception hall** with oak flooring and access to **cellar**.
Separate **fitted cloakroom**.

Good size **living room** having feature Yorkstone open fireplace with display plinths, dual aspects and sliding patio doors into the rear garden.

Covered veranda / glass covered terrace ?

Large separate dining room.

Fitted **breakfast kitchen** having matching suite of units comprising of stainless steel single drainer sink units, range of oak cupboards with matching work tops incorporating integral fridge and dishwasher, AGA gas oven with extractor over, range of wall cabinets and a pleasant aspect over the rear garden and beyond.

There is also a **separate laundry** comprising of stainless steel single drainer sink unit with range of cupboards with matching work tops and wall mounted ideallogic combination boiler.

Inner lobby with dual access and **gardeners WC**.

Large double width garage.



Outside

Outside the property is approached via a carriage **driveway** and a large **detached workshop**, with separate vehicular access. Undoubtedly one of the most appealing features of this property are the gardens, which to the rear, enjoys a large raised **sun terrace** with part glass canopy and a lovely elevated aspect over mature gardens and beyond.

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First Floor

An oak staircase rises from the entrance hall up to the first floor **gallery landing** with large picture window, linen cupboard and hatch to large **attic room** with pull down ladders, which could be used for a multitude of purposes.

Principal bedroom comprising of fitted wardrobes, separate dressing room and **ensuite shower room**.

There are **three further double bedrooms** and **family bathroom**.



EPC: TBD

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band G (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).



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