



- A character period home boasting many original features
- Spacious lounge with feature cast iron fireplace, gas central heating
- Kitchen dining room with open fireplace and door onto garden
- Three decent sized double bedrooms with strip pine floorboard
- Roomy family bathroom with free standing bathtub, shower enclosure
- Fully enclosed lawn garden and private courtyard parking for two cars. EV charging point



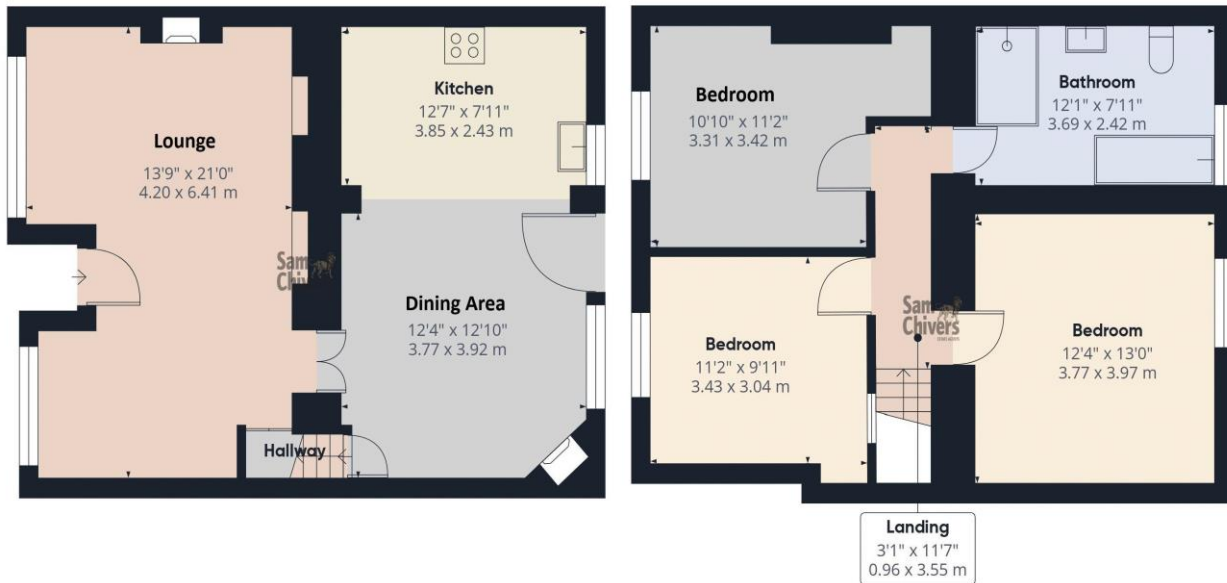
"An appealing period home filled with character and original features which enjoys a quiet courtyard aspect to rear, enclosed garden and convenient private parking".

The accommodation comprises a spacious lounge with feature cast iron fireplace with bath stone surround. The kitchen dining room has a range of eclectic free-standing units, cooking range, strip pine floorboards, fireplace, door, and window onto garden. Staircase from kitchen dining room rises to the first-floor landing with painted floorboards, all three bedrooms are decent size doubles with strip pine floorboards and upvc double glazed sash windows. A room family bathroom enjoys a free-standing bathtub and separate shower enclosure. Gas central heating and double glazing.

Externally the front facade of the house faces the high street central to the village, to the rear is a fully enclosed and level lawn garden with pathway leading to private courtyard parking for two cars alongside a wooden storage shed and bin store area.

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





Approximate total area<sup>(1)</sup>  
1106 ft<sup>2</sup>  
102.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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