



- A detached coach house style property situated in a pretty mews style development
- Lounge with sunny aspect to front connecting to a fitted kitchen
- Two bedrooms, the second bedroom currently arranged as a home office
- Bathroom with shower over bath and fitted vanity cupboards
- Private drive leading to integral garage, direct access to entrance hall
- Patio garden to rear and discreet bin store area, five-minute walk to High Street



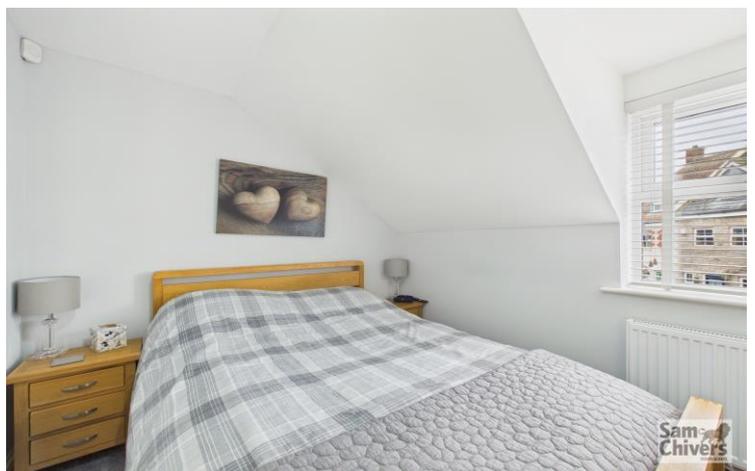
"A detached two-bedroom coach house situated in an attractive mews style development, with garage and private garden".

The accommodation comprises entrance lobby with door into garage and stairs to landing with door into main hallway. The lounge appreciates a pleasant view across a pretty courtyard and connects to the kitchen. There are two bedrooms, a double and a single, the single is currently arranged as a home office with fitted office furniture and wardrobe. The bathroom has a shower over bath and fitted vanity cupboards.

Gas central heating and double glazing.

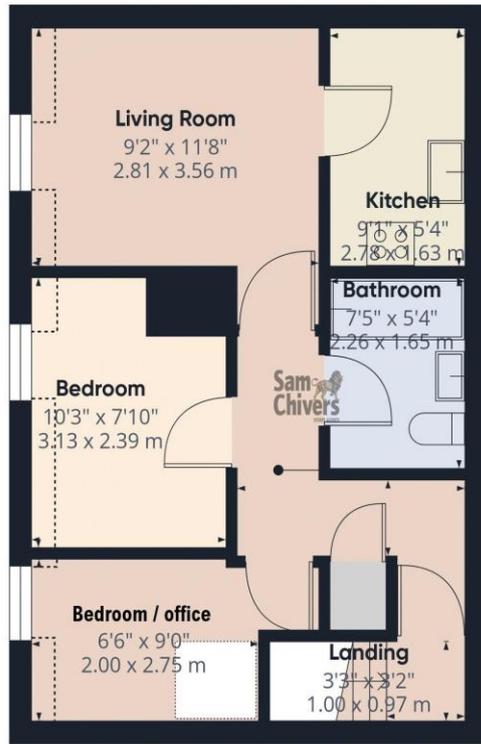
Outside to front is a paved private drive leading to the garage. To the side is gated access to a level and private gravelled garden.

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

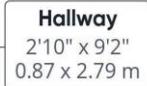




Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

600 ft<sup>2</sup>  
55.8 m<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(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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