

Donnington

In Excess of **£700,000**







The generous living room features an open fireplace, creating a lovely focal point, with a study/playroom and conservatory adjoining. The well-appointed kitchen/breakfast room provides plenty of space for everyday family life and leads through to a useful utility room and separate cloakroom. The ground floor also offers two double bedrooms and a bathroom, providing excellent flexibility for family living, guests or those looking for the convenience of having bedrooms and bathroom facilities on the ground floor. Upstairs, there are three further bedrooms, comprising two doubles and a single, together with a shower room. All three bedrooms benefit from excellent eaves storage, while a particularly useful walk-in store room is accessed from the landing. Subject to the necessary consents and planning permission, this space could offer exciting potential for conversion to create additional living accommodation or perhaps an en-suite, allowing the next owner to adapt the home to suit their needs.

Outside, the beautifully established south-facing garden is a real highlight. Mature planting and thoughtfully arranged areas create a peaceful and private setting, with plenty of space for outdoor dining, entertaining or simply enjoying the sunshine throughout the day. The garden will appeal equally to keen gardeners and those simply looking for a lovely space in which to relax. To the front, the property benefits from a double garage and a generous driveway with parking for up to four cars, providing excellent practicality for families and visitors alike. The double garage offers valuable additional storage and parking, while also presenting an opportunity for the new owner to consider alternative uses or potential redevelopment, subject to the relevant permissions.

Tenure: Freehold

Council Tax Band: F

EPC: F

what3words: ///hotels.barman.breathing





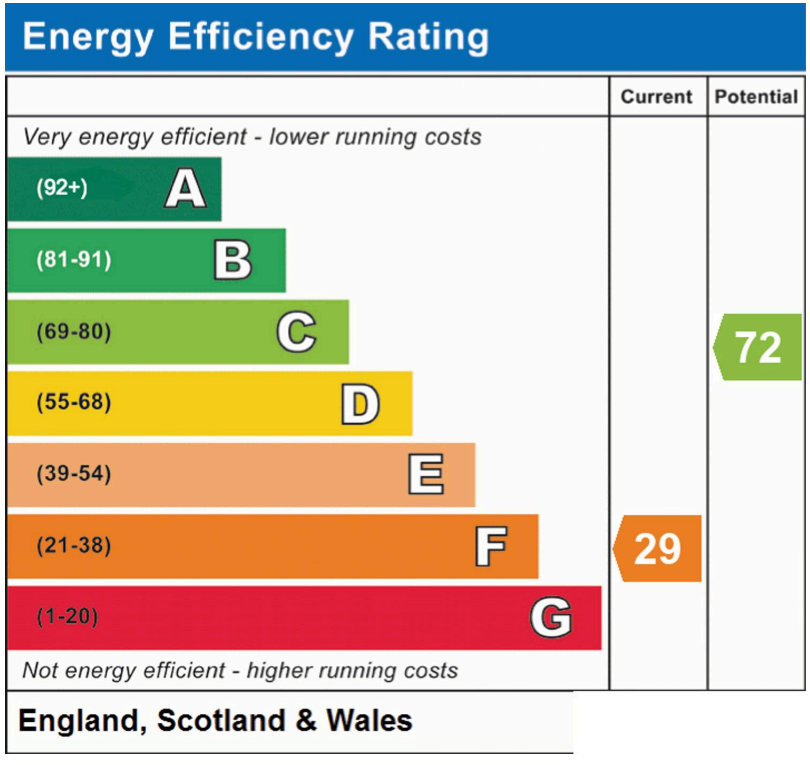








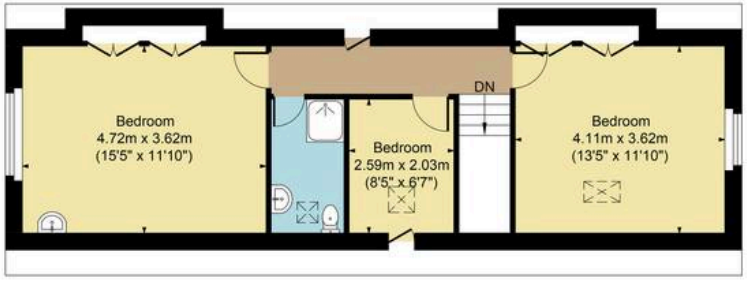



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
29
72
England, Scotland & Wales

Main House Approx. Gross Internal Area:- 176.29 sq.m. 1898 sq.ft.
Garage Approx. Gross Area:- 29.03 sq.m. 312 sq.ft.
Total Approx. Gross Area:- 205.32 sq.m. 2210 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
www.dmlphotography.co.uk

17 High Street, Moreton-in-Marsh
GL56 0AF

harrisonhardie.co.uk 01608 651000