



East Street, Turners Hill

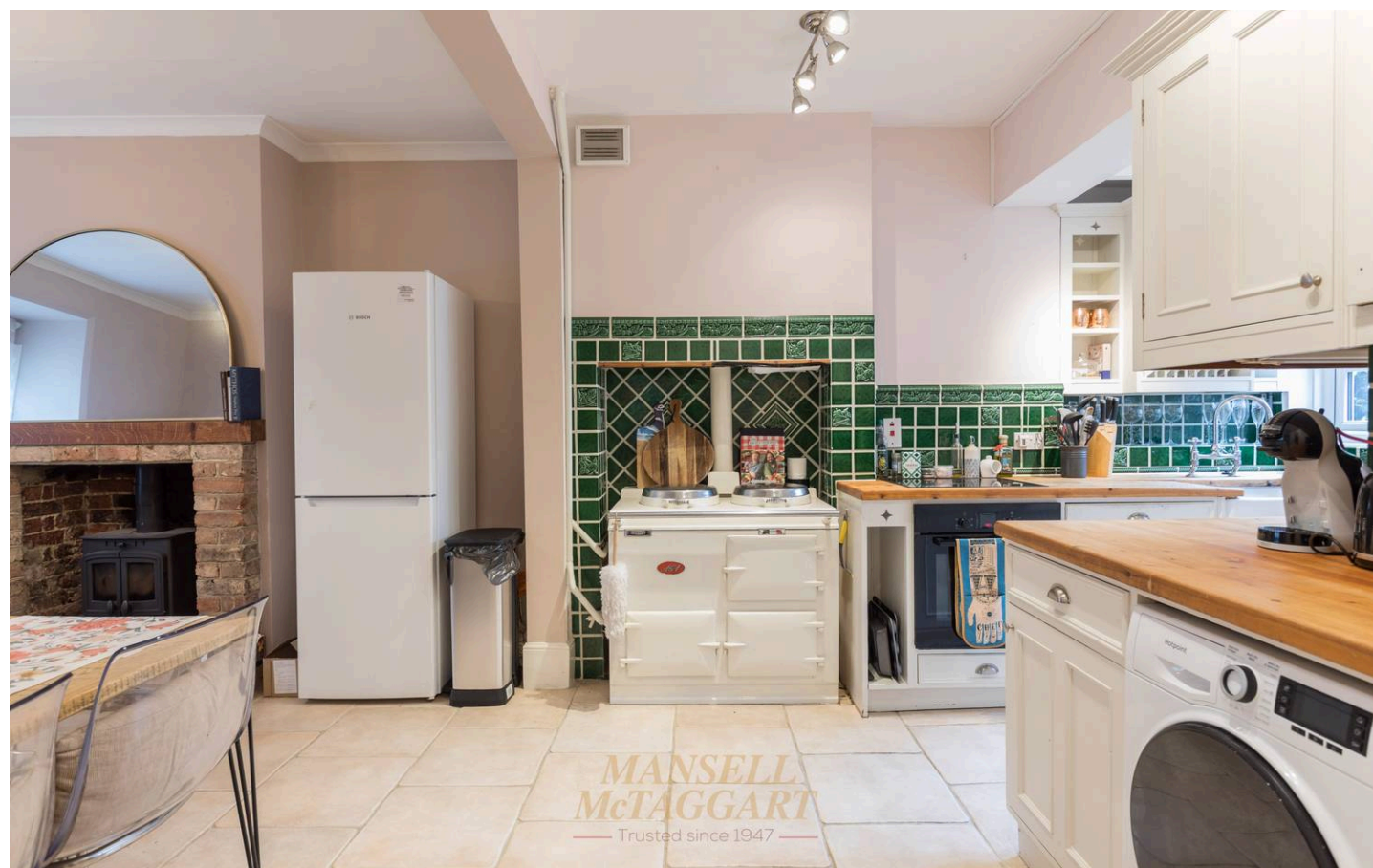
Guide Price £475,000 – £525,000



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An opportunity to purchase a delightful 2 bedroom attached period cottage on a corner plot in a rural setting with a garage and a large garden. Approaching the property, the garage is set back as Rose Cottage is one of three cottages grouped together. To the right of the garage there is parking and a gate opening into a low maintenance courtyard with climbing roses, shingle and steppingstones leading to a stable door into the kitchen/diner. There is a striking Camelia to the right and an established fig alongside. The stable door opens into the large, open plan kitchen/diner with a window adjacent to the door here as well as a large window at the front of the cottage making it a light and bright room. There is a good range of white cottage style wall and base units with wooden work surfaces and feature green wall tiles together with large porcelain floor tiles which flow through into the hallway. There is a full height larder cupboard to the left and, to the right, a butler sink with a plate rack above and shelving on either side. Integrated items include a Bosch electric oven and 4 ring hob and a dishwasher. There is space and plumbing for a washing machine and a free-standing fridge/freezer with the option of putting an appliance under the stairs and/or in the garage. Further along and inset there is a coal fired 2 oven AGA with a fully tiled surround. Moving into the dining area there is a fireplace with brick surround, an attractive slate hearth and a multi-fuel burner. There is plenty of room for a table and 4 chairs together with a sofa making it an ideal space for both relaxing and socialising.





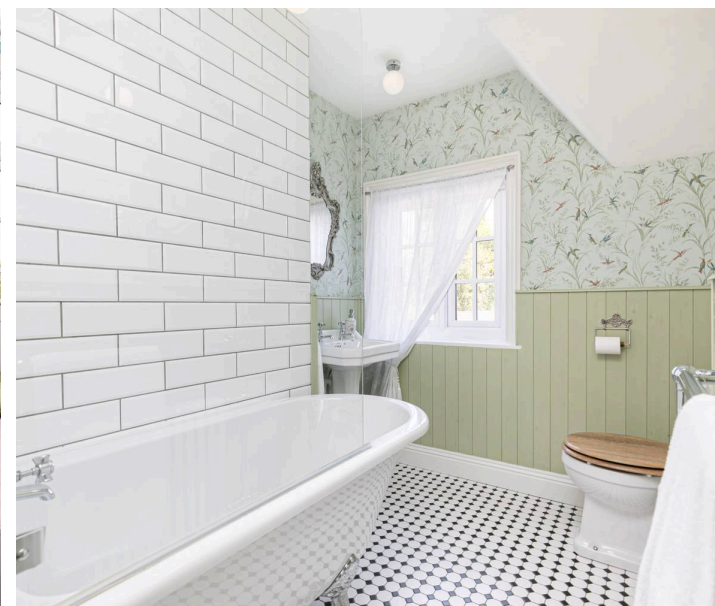
From here, the main hallway has a full height storage cupboard with the curved staircase off to the right. The understairs cupboard provides further storage and has power so can be used for an appliance too. Ahead is the living room which is dual aspect, and it has double doors opening onto the large, sunny garden. The original, wide floor boards are an attractive feature together with a fretwork covered radiator and a fireplace with a wooden surround currently with an electric fire.

Moving upstairs, there are two double bedrooms and a bathroom. There is a window to the side giving plenty of light onto both the stairs and the landing. The loft can be accessed from the bathroom and has a light. The internal doors here are all pine in keeping with the cottagey feel. Both bedrooms have full height built-in cupboards with one located to the front of the cottage and the other overlooking the garden. The bathroom has black and white chequered flooring and half height panelling in sage green with wallpaper above and a traditional old-style radiator which is both a lovely feature as well as being really practical. There is a sense of luxury with a white roll top bath with screen and handheld shower attachment and large, white metro tiling. There is white wash hand basin and WC with a wooden seat, cupboards above and a window to the side of the property. It is both stylish and characterful.



Outside: There is an area of garden with a curved pathway leading from the garden gate in the road to the front door with flower borders and lawn on each side of the path and lovely planting. The boiler is located outside and is tucked way to the side of the front door. There is a laurel hedge to the side and beyond this a large expanse of lawn. There are double doors from the living room opening onto the larger portion of the garden with brick steps down to an area of shingle with plenty of space for an outdoor table and chairs. It is a delightfully sunny spot with an expanse of lawn ahead and a stone edged flower bed to the left. There are more flower beds along the boundary and set within the lawn too. There is superb planting with a plethora of Spring bulbs, espalier apple and pear together with cherry blossom and lilac trees. Summer planting includes allium, cassias, grasses and many more. There are raised beds and cold frames to the left-hand side with rhubarb and raspberry canes presently planted alongside. At the far end there is trellis fencing and discreetly tucked way beyond this is a compost bin, water butt and the oil tank. Adjacent to this is a large, garden store which has windows on either side of the double doors to the front with additional windows to the side section and a boarded floor. It has power and light ensuring the potential to create an office if required for those working from home.

- Council Tax Band 'D' and EPC 'E'









Total area: approx. 84.9 sq. metres (914.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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