



## 4 The Horse Shoes, DE74 2SZ

**£925,000**

Situated in the quiet cul-de-sac of The Horse Shoes in Hemington, Farriers Croft is a beautifully presented four-bedroom detached home offering spacious and versatile accommodation throughout. With extensive gardens, a double garage and a superb garden room, this is a property perfectly suited to modern family living.

The welcoming entrance hallway leads to a downstairs office and WC, while the main living space has been thoughtfully designed across two connected reception areas. Featuring an open fire and an open doorway between the rooms, it offers both open-plan living and the option of a more cosy setting.

The standout kitchen diner is flooded with natural light thanks to vaulted ceilings and Velux-style windows, creating a fantastic space for both everyday family life and entertaining. Integrated appliances and a separate utility room add further practicality.

Upstairs, the impressive master suite includes a dressing area with space for wardrobes and a spacious en-suite bathroom with a freestanding bath, his and hers sinks, separate shower cubicle and WC. The bedroom itself benefits from windows to both the front and rear elevations.

Bedroom two includes fitted wardrobes and its own en-suite, while bedroom three has a unique layout with a snug or study area leading into a vaulted ceiling bedroom with Velux-style windows. There is also a separate WC on the first-floor landing.

The second floor offers another generous bedroom with vaulted ceilings, Velux-style windows and an en-suite, along with a seating area and storage cupboard on the landing.

Outside, the property continues to impress with its large mature gardens, spacious patio area and outdoor bar, ideal for entertaining. The detached garden room, currently used as a gym, would also make an excellent home office or studio space.

Farriers Croft is a truly special home in a peaceful village setting and must be viewed to fully appreciate the space and character on offer.

## Entrance Hall



Entered via an oak door with parquet flooring, oak framed window and exposed beams. Open oak beamed access through to the main living accommodation, with doors leading to the WC and office. Gas central heating radiator and wall lights.

## Living Space



With carpeted flooring, exposed beams and oak framed windows to the front and rear elevations. Wall lights, stairs rising to the first floor, access to the dining room and opening through to the secondary sitting room. Under stairs storage cupboard, and gas central heated radiator.

## Sitting Room



Leading from the living room with exposed beams, oak framed window to the front elevation and oak framed double doors opening onto the garden. Open fireplace set on a stone hearth with feature brick fireplace. Gas central heating radiator.

## Ground Floor Office Space

Leading from the entrance hallway, a versatile room suitable for use as a home office, coat and boot room or children's playroom. Gas central heating radiator.

## Dining Room



With terracotta tiled flooring, exposed beams and an oak framed side door leading to the garden. Fitted with low and high level cabinets with tiled splashback. Open access through to the main kitchen area and utility room, creating a practical family dining space.

## Kitchen



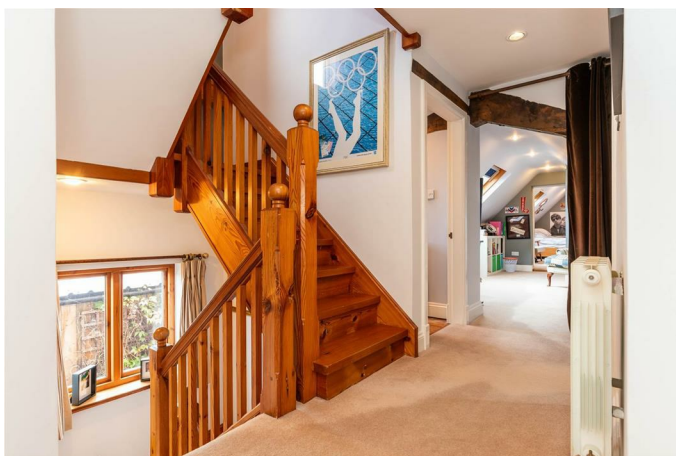
A focal point of the home with vaulted beamed ceilings, wood flooring and Velux-style windows flooding the space with natural light. Oak framed windows to the side and rear elevations overlook the extensive gardens, with feature ceiling and wall lighting throughout.

Fitted with Corian work surfaces incorporating a sink and drainer with mixer tap, alongside a range of integrated appliances including fridge freezer, dishwasher, NEFF double oven, warming drawer, coffee machine and grill. Central island with six ring gas hob. Gas central heating radiator.

## Utility Room

Fitted with a range of wall and base units providing storage, with plumbing and space for washing machine. Tiled flooring and tiled splashback. Side door providing external access.

## First Floor Landing



Carpeted flooring with gas central heating radiator. Providing access to Bedrooms 1, 2 and 3, and the separate WC.

## Master Bedroom



Accessed via a walkway/dressing area with fitted wardrobes and access to the en-suite bathroom. The bedroom itself benefits from oak framed windows to both the front and rear elevations, carpeted flooring and a gas central heating radiator.

## En-Suite



Fitted with pebble mosaic flooring. The suite is arranged in two zones, beginning with a bathing area featuring a freestanding bath set on a wooden stand with mains-fed stand-alone tap, wall-mounted his and hers wash basins with part tiled wall, heated towel rail, heated bench radiator and oak framed rear elevation window, with exposed beams to the walls.

An opening leads through to the second area comprising a WC and shower enclosure with mains-fed rainfall shower and additional heated towel rail, also benefitting from a rear elevation window.

## Bedroom 2



With exposed floorboards, fitted wardrobes and rear elevation window. Access to en-suite. Gas central heating radiator.

## En-Suite 2



Continuing with exposed floorboards, comprising WC, wash hand basin and tiled shower enclosure with mixer shower. Part tiled walls, rear elevation window and heated towel rail.

## Bedroom 3



With vaulted ceilings, Velux-style windows and exposed beams to the walls. Carpeted flooring and gas central heating radiator. The room is arranged with an initial sitting/snug area leading through to the main bedroom space, creating a bright and versatile layout.

## First Floor WC



With wooden floorboards, WC and gas central heated radiator.

## Second Floor Landing



With vaulted ceiling and wooden floorboards, providing a seating area. Access to Bedroom Four and eaves storage room.

## Bedroom 4



With vaulted ceiling and Velux-style windows providing natural light. Gas central heating radiator. Access to en-suite.

## En-Suite 3



Comprising shower enclosure, pedestal wash hand basin and WC. Velux-style window.

## Garden & Patio



Farriers Croft sits within extensive mature gardens offering a high degree of privacy. A large patio area provides an excellent space for outdoor dining and entertaining, complemented by an outdoor bar area.

## Garden Room / Gym



A superb detached garden room with power currently used as a gym, offering excellent versatility for use as a home office, studio or leisure space.

## Double Garage / Driveway



Double garage with ample driveway parking for multiple vehicles - with EV charger.

## Disclaimer & Anti-Money Laundering (AML) Notice

All measurements, areas and floorplans are provided for guidance only and should not be relied upon as statements of fact. Fixtures, fittings and appliances

have not been tested and no guarantee is given as to their working order. These particulars do not constitute part of an offer or contract. All information is provided in good faith but is not guaranteed to be accurate and should be independently verified. Photographs and descriptions are for illustrative purposes only and may not reflect current conditions. The property is subject to availability and may be withdrawn or altered without notice.

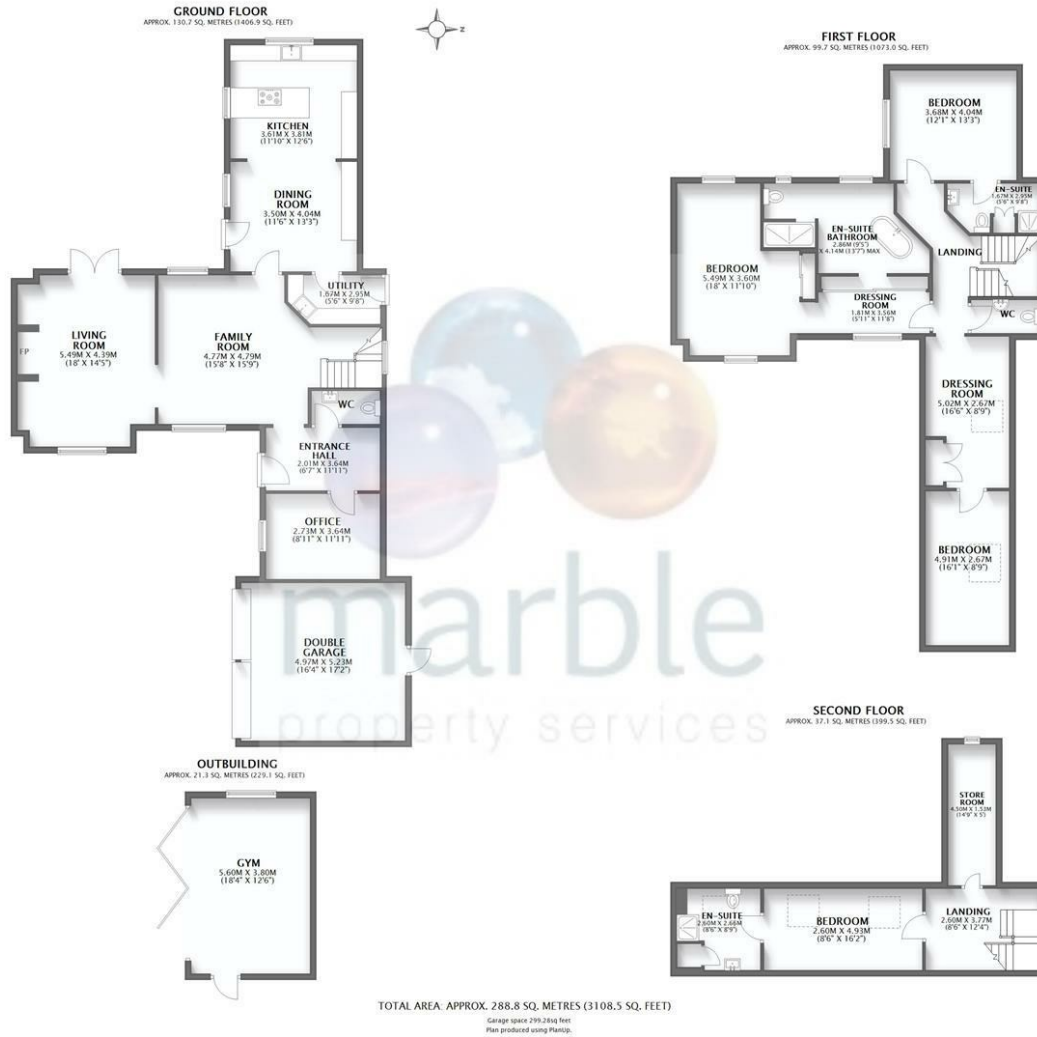
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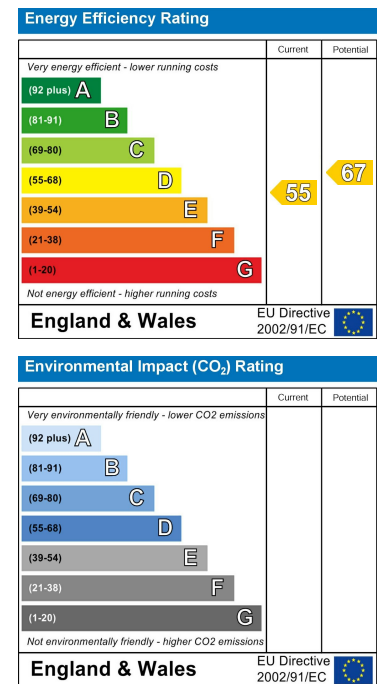
# Floor Plan



# Area Map



# Energy Efficiency Graph



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