



- A substantial village property occupying a large 1/3-acre plot approx.
- Lounge with bi-fold doors, feature kitchen breakfast room and dining room
- Three bedrooms, main bedroom ensuite, third bedroom with spiral staircase to loft store
- Attractive family bathroom, gas central heating and double glazing
- Separate annexe, extensive private drive, and double garage
- West facing level lawns, garden studio/bar, lots of privacy all round



"A character village home which occupies a large level plot of approx. 1/3 acre and boasts a self-contained annexe, extensive private drive and double garage".

The accommodation of the main house comprises an entrance porch which opens into an inviting kitchen breakfast room providing a good range of units, polished granite worktops, window overlooking private drive, utility area with floor to ceiling storage, there is also a dining room open to the kitchen and having a feature log burner and view to front. The lounge located to the rear has bi-fold doors opening onto the garden and enjoys a private aspect. Also on the ground floor is a walk-in storage area with window overlooking garden and door to a cloakroom with door onto patio. From the kitchen a balustrade staircase with split level landing rises to the first floor. The main bedroom has a pleasant rural view and an ensuite shower room. The second bedroom has views to front over open farmland. The third bedroom has a spiral staircase rising to a roomy loft store with Velux window. The family bathroom has a panelled bath and separate shower enclosure. Gas central heating and double glazing.

The annexe which is accessed via a private gate from the drive has wooden steps rising to a roof terrace with door into an open plan living space arranged as lounge, breakfast area, kitchen, and bedroom, separate shower room.

Outside, to front steel double gates open into an extensive paved private drive leading to the double garage. There is an additional parking space to the front of the house. A gated access from the drive leads into an expansive lawned garden which sweeps around to the rear of the property, there is a paved patio connecting the house with the garden studio bar and a further gravelled patio area. The garden is fully enclosed and enjoys a good deal of privacy with mature trees skirting its boundaries and a sunny westerly aspect.

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





Approximate total area⁽¹⁾
2518 ft²
234.1 m²

Reduced headroom
246 ft²
22.8 m²

(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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