



On offer with Lex Allan Collection, Foley Fane is nestled in the tranquil setting of Prestwood sitting in just over an acre of grounds with an additional 6 acre parcel of land available subject to separate negotiation. This charming detached bungalow offers a unique opportunity for those seeking a peaceful retreat with ample living space. Boasting well proportioned bedrooms, including a convenient dressing room, this property is perfect for families or those looking to downsize without compromising on comfort. The bungalow features two inviting reception rooms, providing versatile spaces for relaxation and entertainment. The layout is designed to maximise natural light, creating a warm and welcoming atmosphere throughout. With two bathrooms, an ensuite and shower in the dressing room, morning routines will be a breeze for all residents. One of the standout features of this property is the expansive garden, which offers stunning views overlooking agricultural land. This home presents great potential for personalisation, allowing you to make it truly your own. Whether you envision a modern update or a more traditional touch, the possibilities are endless. In summary, this detached bungalow is a rare find, combining spacious living with the beauty of the countryside. It is a perfect canvas for anyone looking to create their dream home in a serene and picturesque location.

Approach
The approach is by way of brick pillared gated access onto driveway which leads you down to Foley Fane.

Private Driveway
Additional electric gates greet you onto the private, gravelled driveway with triple brick built car port / potential annexe (additional information below), with steps up to both the main entrance and side entrance with raised fish pond.

Triple Brick Built Car Port / Potential Annexe
Historically planning consent was obtained to convert the three/five bay garage proposition into a residential annexe (linked to the main property). The fabric of the building is geared to provide adequate insulatory capacity for a residential unit. A renewed planning application would be required to vary the elevational perspective of the unit if it were to be converted into a residential annexe - i.e. the windows and doors will need to open/over look the driveway.

Entrance Hall
The welcoming entrance hall opens to the spacious living room and has doors to the kitchen and inner hall with bedrooms off. Tiled floor, storage cupboard, two double glazed windows and central heating radiator.



Living Room
11'11" x 28'2"

A superb family living space, open to the sitting area and featuring a cast-iron multi-fuel burner set on a herringbone style brick hearth. The room also offers direct access to the kitchen and dining room, along with two central heating radiators.

Sitting Area
13'8" x 20'11"

Benefiting from bi-folding doors opening out onto the beautiful countryside views, tiled floor, two double glazed windows and two central heated radiators.

Dining Room
15'6" x 9'6"

Bi-folding doors opening out onto the rear garden, central heating radiator and double glazed window.

Kitchen
21'0" x 9'9"

Inset stainless steel sink top built into 'Granite' work tops, range and wall and base units, space for cooker with cooker hood above, integrated dishwasher, door to living room and utility area and three double glazed windows.

Utility

Stainless steel sink top with drainer built into rolled edge laminate work top, space for fridge freezer, washing machine and tumble dryer, fitted base units, double glazed window and doors radiating off to airing cupboard, WC, driveway and playroom.

WC

Low flush WC and pedestal wash hand basin.

Playroom/Reception Room
16'4" x 17'1"

Log burner with exposed flue, door into home office, double glazed bay window to front and double glazed window to side elevation, central heated radiator.

Home Office
9'11" x 14'10"

Currently used as useful storage space with two double glazed windows and central heated radiator.

Inner Landing

Doors radiating off to all bedrooms, dressing room, wet room and bathroom.



Bedroom One

10'5" x 9'10"

Built in wardrobes, double glazed double doors opening out to the rear garden, ensuite off and central heated radiator.

En Suite

Panelled bath with shower fitting, low flush WC, wall mounted wash hand basin, wall and floor tiles and double glazed window.

Bedroom Two

13'5" x 8'4"

Fitted wardrobed and over head storage, double glazed bay window and central heating radiator.

Bedroom Three

12'1" x 9'11"

Wash hand basin built into vanity unit, fitted wardrobes, double glazed window and central heated radiator.

Dressing Room

11'11" x 9'8" max

Walk in shower with glass screen and show fitting, pedestal wash hand basin with vanity unit, double glazed window and central heated radiator.

Bathroom

Rolled edge bathtub, low flush WC, wash hand basin built into vanity unit, chrome heated towel rail, wall and floor tiles and double glazed window.

Wet Room

Shower fitting, chrome heated towel rail and double glazed window.

Gardens

The formal gardens enjoy breath taking views across peaceful countryside, visible from all rear facing windows of the property as well as the generous seating areas.

Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.







Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

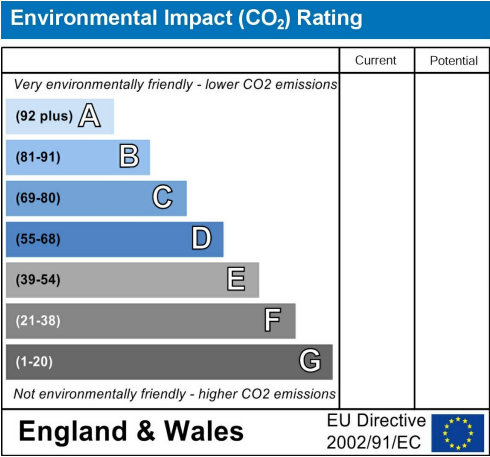
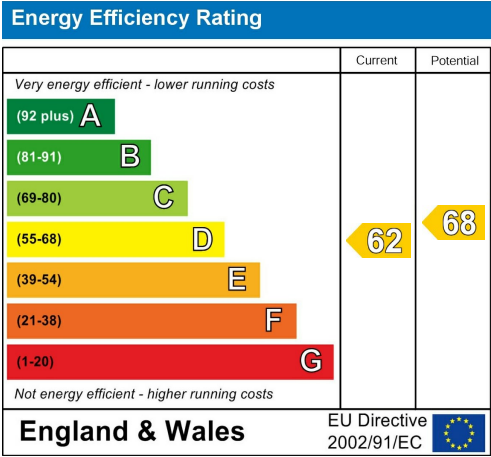
Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Band G



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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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