



Rock Cottage Brock

£475,000

- COUNCIL TAX BAND - F
- NO CHAIN
- MID 18TH CENTURY COTTAGE
- HISTORIC VILLAGE LOCATION
- SET ON APPROX - ONE-THIRD OF AN ACRE OF WRAP AROUND GARDENS
- SPACIOUS AND VERSATILE ACCOMMODATION
- 4 BEDROOM DETACHED FAMILY HOME



 4  2  3



About the property

OFFERED WITH NO CHAIN this well - proportioned four - bedroom detached property offers excellent versatility for modern family living in a charming and welcoming location, set on approx . One-third of an acre of wrap- around gardens.

Accommodation

Entrance Hallway

A bright and welcoming hallway with clean lines typical of the mid-century period, offering access to the principal ground-floor rooms and staircase to the first floor.

Downstairs Cloakroom

A practical secondary space providing additional storage, appliance space with tiled flooring.

Living Room

23' 6" max x 13' 7" max (7.16m max x 4.14m max)

A well-proportioned Living room that floods the space with natural light, French doors leading into the conservatory and to the rear garden. The room benefits from a focal fireplace, creating a comfortable and inviting area ideal for everyday living.

Dining Room

13' 1" max x 11' 11" max (3.99m max x 3.63m max)

A separate dining room, perfect for entertaining, with ample space for a dining table and furniture. With tiled flooring, reflecting mid-century design principles.



Office/Sitting Room

13' 1" max x 9' 2" max (3.99m max x 2.79m max)

A warm and cosy area with wood flooring, built in storage and fire place surround, ideal office space.

Kitchen

15' 7" max x 10' 3" max (4.75m max x 3.12m max)

Entrance via a stable door into a beautifully appointed country kitchen with cottage character, fitted with bespoke cabinetry and with practical workspace and tiled flooring, complemented by a range-style cooker and intergrated appliances. Exposed brickwork and beams enhance the cottage character, with practical workspace and storage.

Conservatory

10' 11" max x 7' 10" max (3.33m max x 2.39m max)

A bright and versatile conservatory enjoying wonderful garden views and allowing abundant natural light. An ideal additional reception space suitable for dining, relaxing or entertaining.

Landing

A light first-floor landing with access to the bedrooms and bathroom, benefitting from a window creating a pleasant and airy feel.

Bedroom One

13' 8" max x 11' 4" max (4.17m max x 3.45m max)

A generous double bedroom with built-in storage and views over the garden and surrounding area, offering a calm and comfortable retreat.

En-Suite

A well-appointed en suite bathroom fitted with a shower, wash hand basin and WC, providing convenient facilities to the principal bedroom.

Bedroom Two

12' 4" max x 10' 1" max (3.76m max x 3.07m max)

A further well-proportioned bedroom, with built in storage.

Bedroom Three

11' 11" max x 10' 8" max (3.63m max x 3.25m max)

A well-proportioned third bedroom, with fitted storage, over looking the gardens

Bedroom Four

12' 9" max x 5' 9" max (3.89m max x 1.75m max)

A versatile fourth bedroom, with fitted storage benefitting from pleasant views of the surrounding area.

Family Bathroom

A well-appointed bathroom fitted with a free-standing bath and a separate walk-in shower, complemented by a wash hand basin and WC, creating a practical yet stylish space.

Gardens

Approx. 1/3 of an acre of wrap around gardens with mature shrubs and trees with ample lawn space and multiple seating areas.

Parking Gated driveway with space for multiple vehicles.

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Floorplan



Total floor area 160.9 m² (1,732 sq.ft.) approx

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