





Property Description

A beautiful character property that has been thoughtfully updated in the sought-after Fillongley; offering the ideal location sitting in rural surrounds while being a short drive into Fillongley village. Situated on approximately 1/3 acres, there is ample space for the beautiful private garden over which the house faces.

The property sits at the end of a long, gated driveway, offering parking for at least eight cars and giving access to a detached timber-frame garage. The house opens to a charming entrance hallway, leading to two large reception rooms, study and guest cloakroom with the kitchen accessed via the living room. The kitchen leads through to a rear courtyard and the utility come boot room.

Upstairs features four large double bedrooms, all with feature vaulted ceilings and exposed beams. The master bedroom benefits from a dressing room and ensuite. There is a further ensuite shower room and a Jack and Jill family bathroom.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor, understairs storage cupboard.

Guest Cloakroom

Fitted with a low level WC, wash hand basin and window to the front.

Study

Window to the front.

Lounge

Window to the front and rear, open iron fireplace with oak mantle.

Dining Room

Two windows to the rear.

Kitchen

Fitted with a range of base and wall mounted units with sink and drainer unit with mixer tap, appliances to include Aga style rangemaster electric oven with four ring induction hob and cooker hood above, integrated dishwasher, window to the rear and door leading to courtyard.

Utility /Boot Room

Fitted with a range of base and wall mounted units with complementary work surfaces, ceramic sink and drainer unit with mixer tap, window to the side, additional Velux window, door leading to driveway.

Cloakroom

Fitted with low level WC.

First Floor Landing

Staircase rising from the hallway, window to the front and two storage cupboards.

Master Bedroom

Fitted wardrobes providing hanging and shelving space, windows to the front and rear, vaulted ceilings, door through to:

Dressing Room

Having window to the front, vaulted ceilings and door through to:

Ensuite

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, free standing bath with waterfall taps, level access shower, heated towel rail, extractor fan, window to the rear with additional Velux and vaulted ceilings.

Bedroom Two

Window to the rear, vaulted ceiling, loft hatch giving access to roof space, door through to:

Ensuite

Wash hand basin fitted into vanity unit, shower cubicle and Velux window.

Bedroom Three

Window to the rear and vaulted ceiling.

Bedroom Four

Window to the rear, vaulted ceilings and Jack and Jill door leading to family bathroom.

Family Bathroom

Fitted with a white suite comprising of old style WC with pull flush, wash hand basin, roll top bath with claw feet and shower head attachment, Velux window and vaulted ceilings.

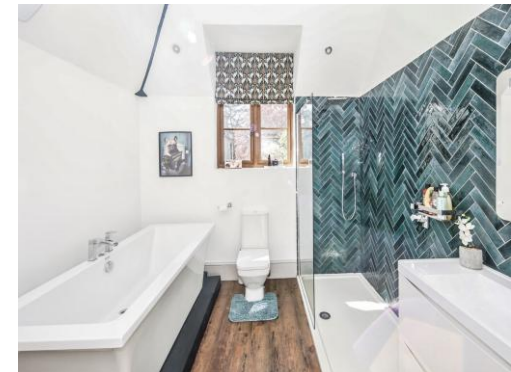
Outside

Front Of Property

Automatic gates lead to a gravel driveway providing parking for approximately eight cars with large lawned garden.

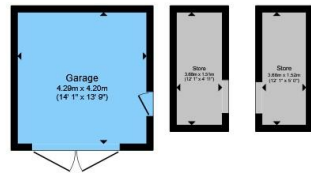
Courtyard

Paved area spanning the rear of the property, accessed via kitchen.









Total floor area 238.7 m² (2,570 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: E Council Tax
 Band: A

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