



Benwick Road, Doddington MARCH
£800,000 **Freehold**

**Sharman
Quinney**

Key Features



- Four-Bedroom Main Residence with Attached One-Bedroom Annexe
- Sought-After Village Setting
- Substantial Plot Extending to Approximately 1.8 Acres STMS
- Four Stables with Additional Paddock and Meadow Areas
- Secure Electric Gated Entrance and Extensive Driveway Parking

Main Residence

Ground Floor

The property is entered via a welcoming entrance hall, which features wooden flooring, a useful built-in storage cupboard with hanging space and doors leading to the principal ground-floor accommodation. A front-facing double-glazed window provides natural light, whilst the entrance door offers access to the property.

The separate cloakroom is fitted with a WC and wash hand basin, complemented by tiled splashbacks and wooden flooring.

The lounge provides a comfortable reception space, with double-glazed doors opening directly onto the enclosed rear garden, creating a pleasant connection between the indoor and outdoor areas.

The impressive kitchen/dining provides ample space for both everyday family life and entertaining. The kitchen is fitted with a matching range of wall and base units, work surfaces and a Belfast sink with drainer. Integrated appliances include



a dishwasher, whilst there is space for a fridge/freezer and a range-style cooker with gas hob and extractor hood above. A water-softening system is also installed. Double-glazed windows to both the front and rear allow natural light to flow through the room, whilst the tiled flooring benefits from underfloor heating. Sliding doors provide access to the garden and a covered decked area, ideal for outdoor dining and relaxation.

Adjoining the kitchen is a practical utility room, fitted with additional wall and base units, work surfaces and a stainless-steel sink. There is plumbing for a washing machine, space for a tumble dryer and a side-facing double-glazed window. Tiled flooring with underfloor heating continues through the room, whilst a further door provides direct access to the garden.

A separate study offers an ideal space for home working or could be adapted to suit a variety of needs. The room benefits from a front-facing double-glazed window and built-in cupboards and shelving.

The ground floor also accommodates two bedrooms.

Bedroom three is a generous, with a front-facing double-glazed window and built-in wardrobes.

Bedroom four is similarly well proportioned, with a side-facing double-glazed window and built-in wardrobes.

Serving the ground-floor bedrooms is a spacious four-piece family bathroom, comprising a panelled bath, pedestal wash hand basin, tiled corner shower enclosure and WC.

Additional features include tiled splashbacks, a storage cupboard, heated towel rail and tiled flooring with underfloor heating.

First Floor

The first-floor landing benefits from a skylight, an airing cupboard and boiler room, together with access to the two remaining bedrooms, the family bathroom and the attached annexe.

Bedroom one is an excellent-sized double bedroom, with double-glazed windows overlooking both the front and rear of the property.

Bedroom two is another generously proportioned room, with a front-facing double-glazed window.



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