





****An internal viewing is highly recommended to truly appreciate everything this exceptional home has to offer.****

An impressive and versatile family home set on a generous 0.4-acre plot, this beautifully presented detached property is located in the highly sought-after village of Ravenstone.

The home welcomes you with an open entrance hall featuring a striking Canadian oak staircase.

The spacious lounge includes a charming log burner, while the stylish, fully fitted kitchen flows seamlessly into the dining area, with bifold doors opening into a superb 14.9m conservatory. A separate utility room adds further practicality.

The ground floor also offers four well-proportioned bedrooms, two of which benefit from en suite shower rooms, alongside an additional shower room and a family bathroom. Upstairs, there is a further double bedroom with fitted wardrobes and an en suite shower room, as well as a loft room, eaves storage, and a useful store room with a window.

Outside, the property is surrounded by mature gardens to both the front and rear, with ample off-road parking, a double garage, and a workshop.

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HALL

Entrance door into the hall with radiators, wood effect flooring and a stunning stair case to the first floor.

LOUNGE

Feature log burner with hearth, upvc double glazed window and a radiator.

DINING AREA

Double glazed bifold doors into the conservatory, storage cupboard, radiator and open through the the kitchen.

KITCHEN

High specification fitted kitchen with granite work surfaces and breakfast bar. Fitted electric oven and seperate microwave oven/grill, integrated dishwasher, sink unit with quooker tap, two upvc double glazed windows and two radiators.

UTILITY ROOM

Fitted cupboards, sink unit, work surface, plumbing for a washing machine and space for a tumble dryer. Two storage cupboards, radiator and upvc double glazed window. .

CONSERVATORY

Five radiators, upvc double glazed windows and two sets of double doors onto the garden.

BEDROOM

Upvc double glazed window, fitted wardrobes, cupboards and drawers, radiator.



EN SUITE

Walk-in shower, vanity sink unit with wash hand basin and storage under, low flush wc, radiator and upvc double glazed window.

BEDROOM

Radiator and upvc double glazed window.

EN SUITE

Corner shower unit, vanity sink unit with wash hand basin and storage cupboard, low flush wc, radiator.







BEDROOM

Radiator and upvc double glazed window.

BEDROOM

Radiator and upvc double glazed window.

SHOWER ROOM

Enclosed shower, wash hand basin, low flush wc, radiator.

BATHROOM

Panel enclosed Jacuzzi bath, wash hand basin, low flush wc, radiator, airing cupboard and upvc double glazed window.

FIRST FLOOR LANDING

Upvc double glazed window.

BEDROOM

Wardrobes, two upvc double glazed windows and a door onto the flat roof (previous balcony area), radiator.

LOFT ROOM

Useful loft space with plenty of potential.

EAVES STORAGE

Useful storage space in the eaves.

STORE

Flexible space for a dressing area, office or walk-in wardrobe.

WORK SHOP

Access from the utility room or garage, plenty of storage space and potential to convert subject to the necessary planning.

DOUBLE GARAGE

Oversized double garage with power and lights.

OUTSIDE

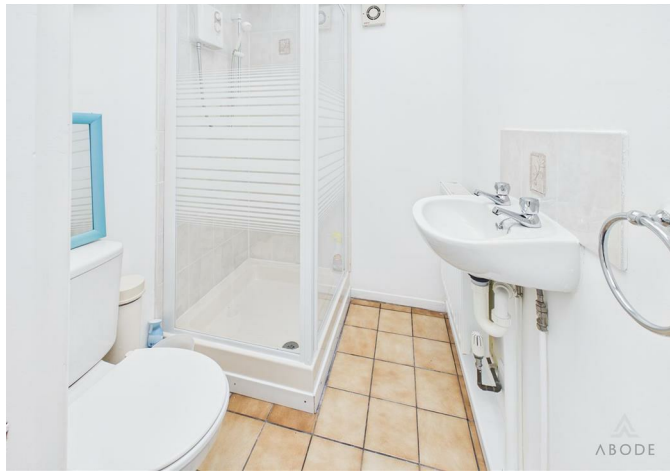
Set on a 0.4 acre plot (approx). Mature lawns, plants, shrubs and trees. Plenty of seating areas for entertaining.



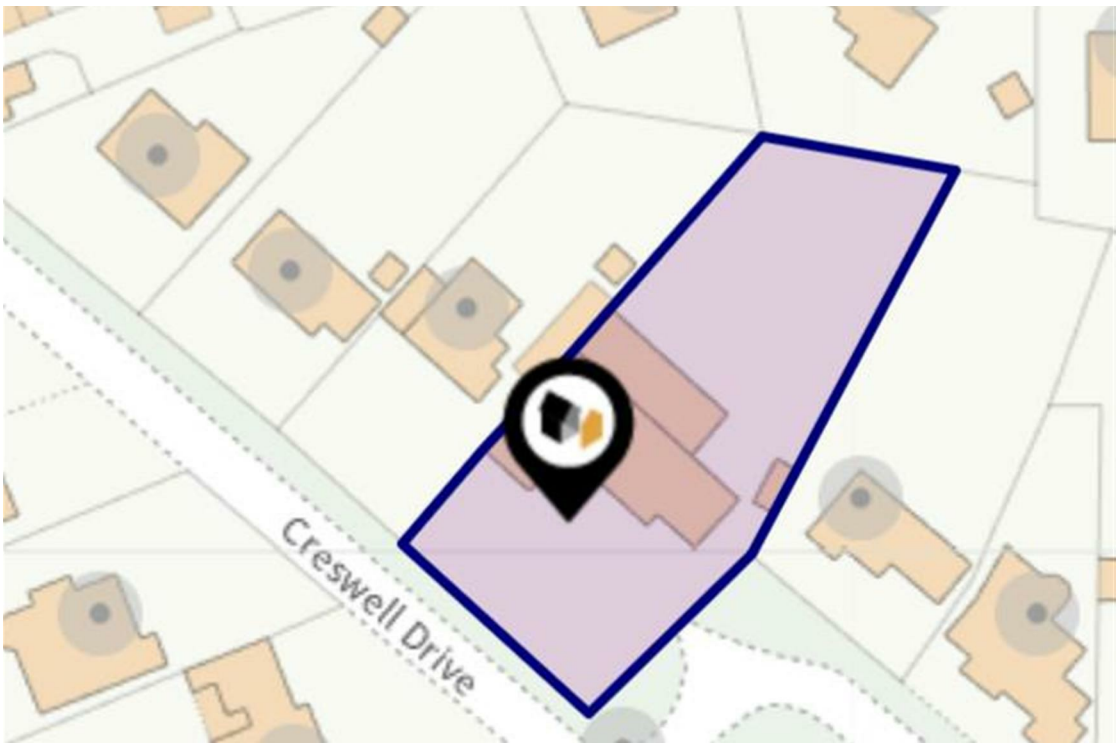














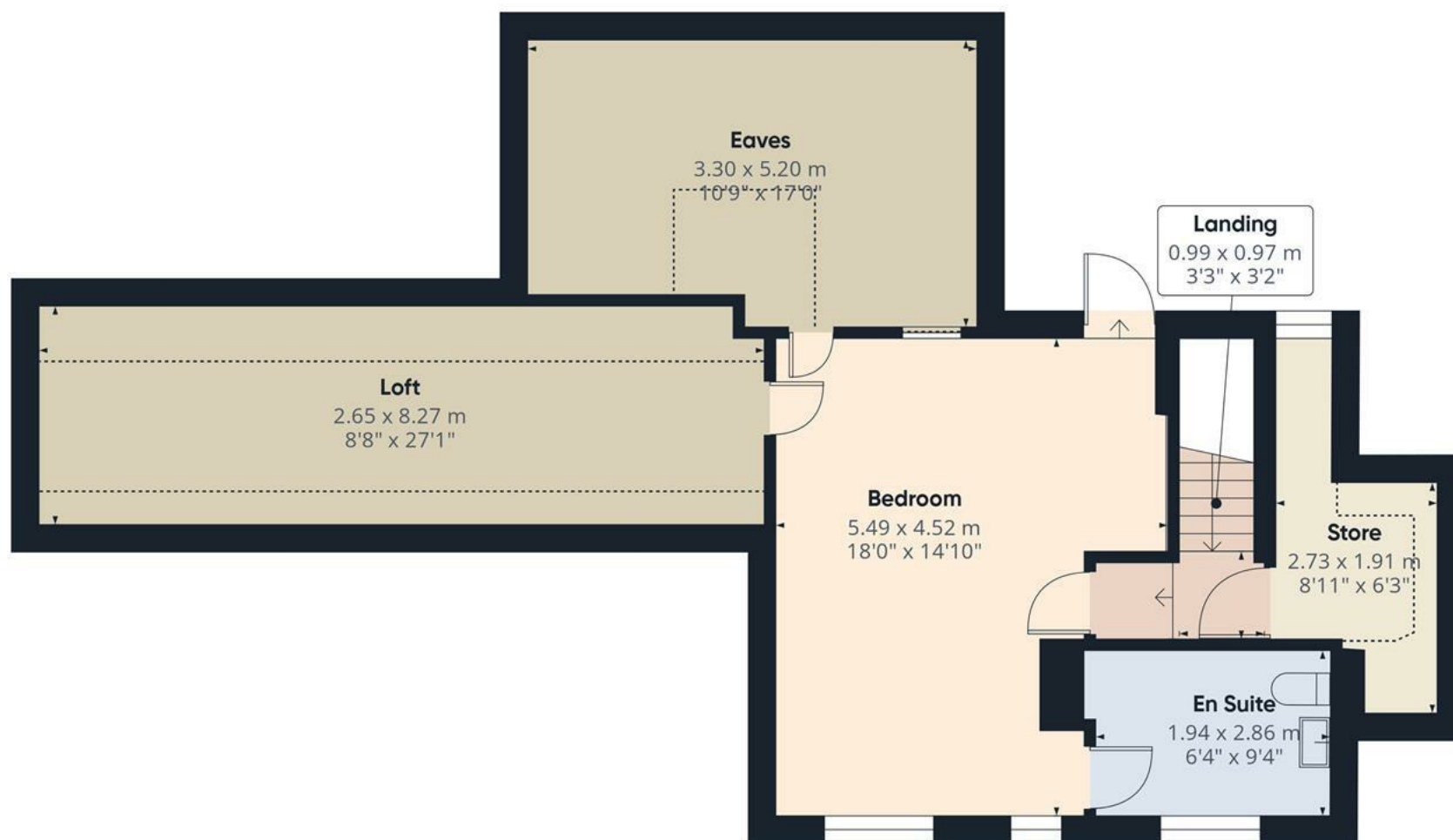
Approximate total area⁽¹⁾
268.8 m²
2896 ft²

(1) Excluding balconies and terraces

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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Floor 0



Floor 1

Approximate total area⁽¹⁾

72 m²

774 ft²

Reduced headroom

23.9 m²

258 ft²

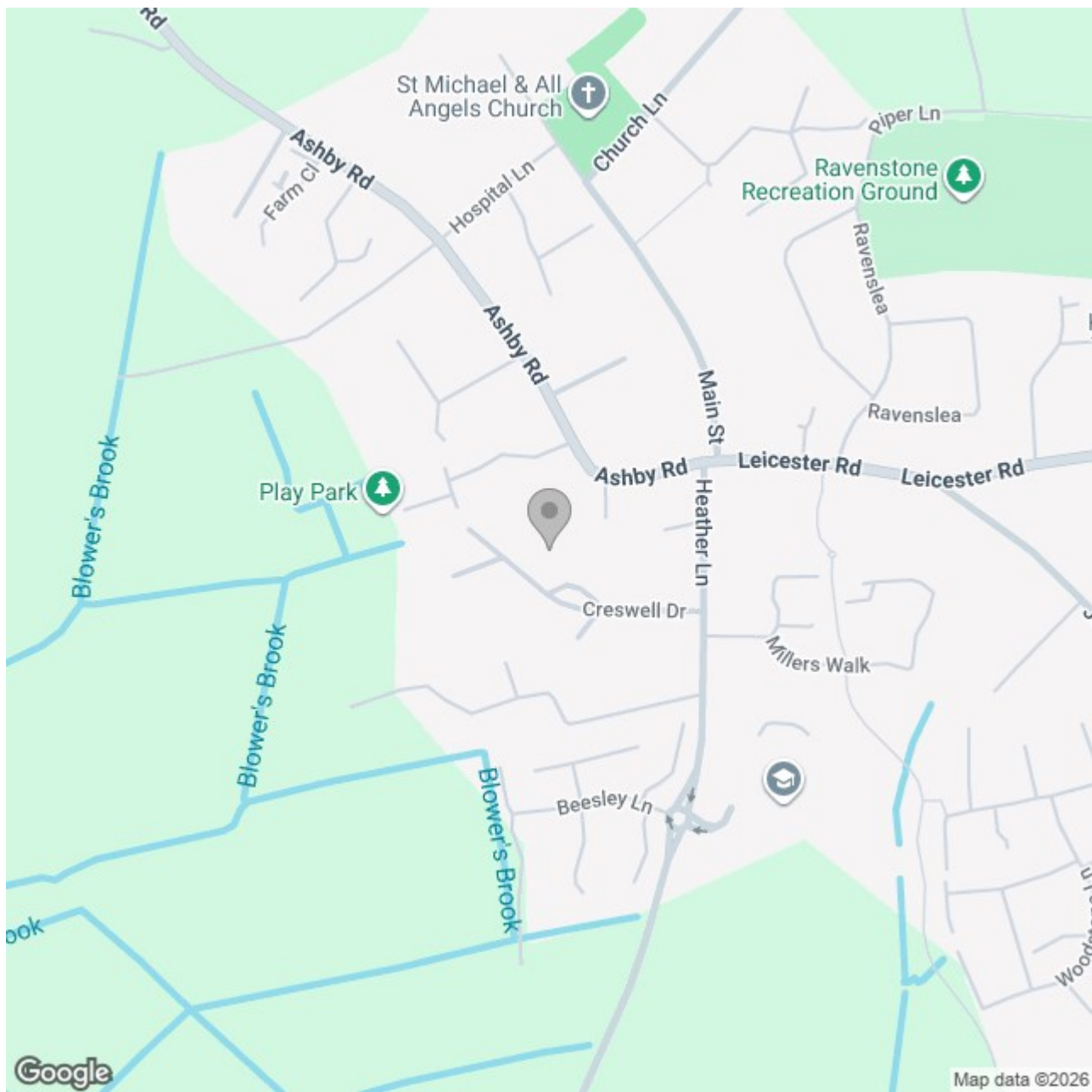
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	