



- A substantial detached village property occupying a good size plot
- Lounge with feature log burner, dining room with cast iron fireplace
- Fitted kitchen with appliances, separate utility room, handy cloakroom
- Second lounge with French doors onto front garden, gas central heating
- Four double bedrooms, ensuite shower room, family bathroom
- Private drive, double garage with studio above, south facing garden



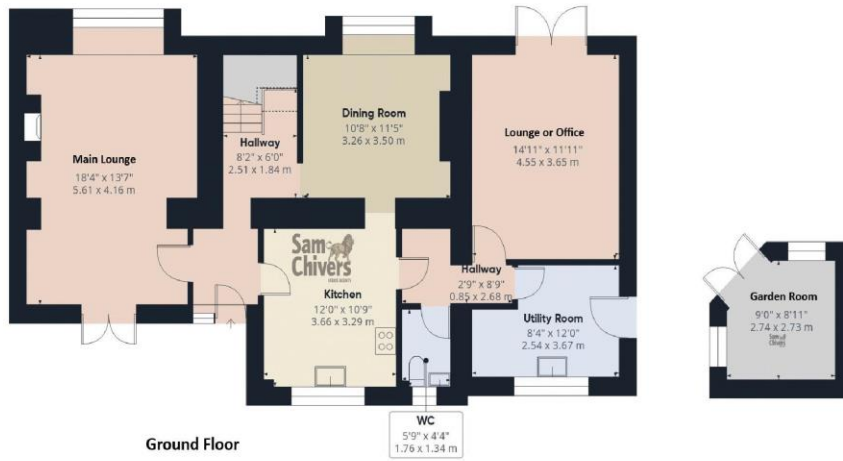
"A mature and substantial detached village property which occupies a good-sized sunny plot, has an expansive home office situated above the double garage and gated private drive".

The accommodation comprises entrance reception leading into an entrance hallway with an attractive balustrade staircase and gallery landing. The main lounge boasts a log burner and French doors opening onto a sheltered patio of the rear garden. The fitted kitchen provides a good range of units with eye level double oven, inset ceramic hob, fridge freezer, dishwasher, and wine cooler, overlooking the garden. The kitchen connects well with the dining room which has a feature cast iron fireplace with ornate inset tiles. There is a surprisingly large utility room with a range of fitted units, door, and window onto garden. Furthermore, on the ground floor is a second lounge, currently used as an office with French doors opening onto the front garden. Handy cloakroom with w.c. and hand basin. On the first floor there are four double bedrooms, a luxury family bathroom with shower over bath. Two of the bedrooms benefit from a Jack & Jill ensuite shower room. There is gas central heating to radiators and underfloor heating to the reception, hallway, and kitchen areas. Double glazing.

Outside to front is a level, enclosed lawn garden with mature planting. To the side of the property is an extensive private drive with double gates leading to the garage. Gated access from the drive leads into the rear south facing garden, having a sheltered patio area and steps leading to an expansive level lawn with summer house and pathway to door opening into the office / studio above the garage. From the studio there is a staircase leading down to the garage which has power, lighting, and an electrically operated door.

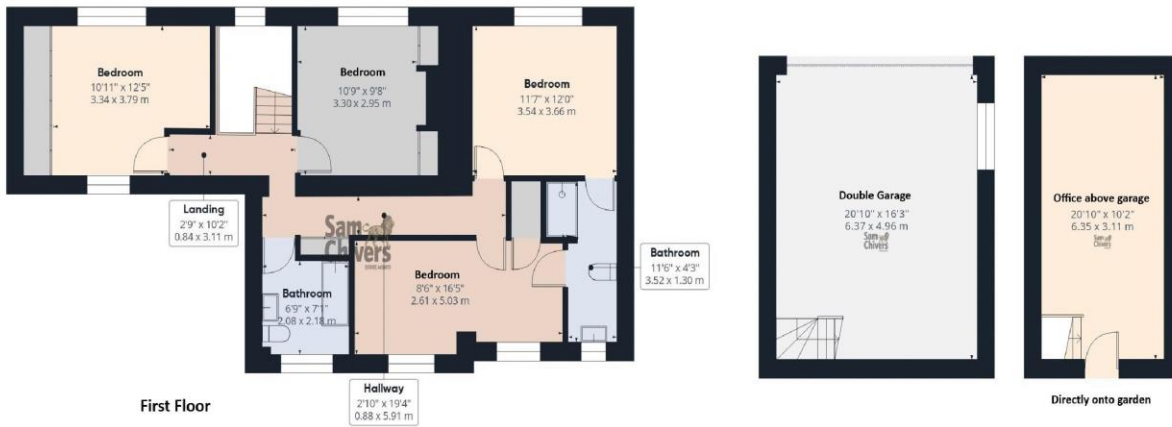
**Tenure:** Freehold. **Council Tax Band:** E.





Approximate total area<sup>(1)</sup>  
 2325 ft<sup>2</sup>  
 216.1 m<sup>2</sup>

Reduced headroom  
 19 ft<sup>2</sup>  
 1.7 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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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