



Welcome to Ivanhoe

A very large 4 double bedroomed semi-detached property, beautifully renovated, extended and perfectly positioned on The Green in the sought after village of Leaffield.

Beautifully presented and cosy sitting room/snug with front aspect half bay window, wooden floors and central focal wood burner. A large 'L' shaped reception room with access to rear south facing terrace and kitchen. This room is extremely versatile and could be used as a 2nd Sitting/Family Room or for formal dining. An inspiring, tasteful and vast fully fitted kitchen with an abundance of space and light. This large entertaining and well thought out extension boasts all that is required to be labelled the 'heart of the home'. Ample base and wall units. Fully fitted appliances such as double oven, hob, dishwasher, fridge/freezer together with ample work surfaces present this kitchen as a true show piece. Bi-fold doors open out onto the large southerly facing terrace. Two large lantern canopy roof windows allow plenty of light into the entertaining area. Super large utility with plenty of storage space. Ostensibly a separate working room to compliment the kitchen. To the first floor, four double bedrooms, one with an ensuite, and family bathroom.

A most welcoming south facing rear terrace reached from either the kitchen through full length bi-folds or from the 2nd family room/formal dining room. Access to rear store/studio/gym. Steps down to a further lawned area and garden outbuildings. Clever use of the raised plot allows further storage under the large terrace.

Council Tax band: D £2177 approx

EPC Energy Efficiency Rating: D

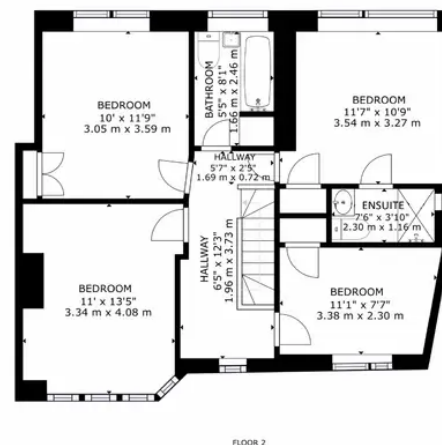
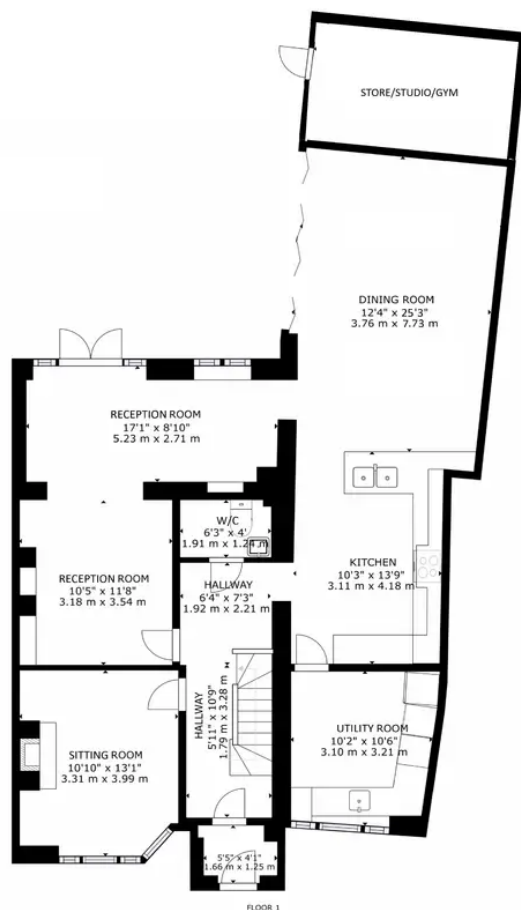
Extended and refurbished to high standard

Immense Kitchen/breakfasting/reception

Large south facing terrace with steps down to further lawned garden







GROSS INTERNAL AREA
FLOOR 1: 1183 sq ft, 109.9 m², FLOOR 2: 705 sq ft, 65.48 m²
TOTAL: 1888 sq ft, 175.38 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only