



NIKI ELLIS

exp[®] UK

@ niki.ellis@exp.uk.com

🌐 nikiellis.exp.uk.com

☎ 07590 403 415

Fern House, Valley Lane, Upton St. Leonards

£1,050,000

🛏 4 🚿 2 🚗 3

- Bath Stone built 4/3 Bed Detached Bungalow
- 4/3 Receptions Including Orangery
- Stunning Kitchen / Diner
- Set in 0.35 Acre Plot of Private Garden
- En-Suite & Walk In Wardrobe
- Family Bathroom / Cloakroom / Utility Room
- Underfloor Heating Throughout & Double Glazing
- EPC Rating Band B 82
- Ample Drive Way Parking
- Semi Rural Village Location

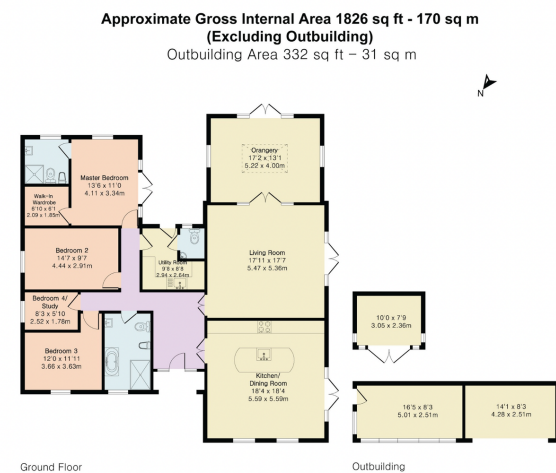


Discover this exceptional Bath Stone built detached bungalow, offering flexible accommodation with 4/3 bedrooms and 4/3 reception rooms, including a stunning orangery. Nestled within a generous 0.35 acre plot of private gardens in a desirable semi rural village location, this property presents a unique opportunity for luxurious and comfortable living.

The heart of the home is the stunning kitchen/diner, a perfect space for both everyday living and entertaining. The property benefits from underfloor heating throughout and double glazing, ensuring a warm and energy efficient environment.

The layout includes an en-suite bathroom a convenient walk in wardrobe to the master bedroom, family bathroom, cloakroom and utility, catering to all modern living needs. There is ample driveway parking, complementing the private large garden.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

NIKI ELLIS
exp