



## Tilehouse Green Lane, Knowle

- Stunning Four Bedroomed Home - Three Bathrooms
- Stylish-Well Equipped Kitchen Breakfast Room
- Fabulous Principle Bedroom Suite
- Garage - Private Secure Gated Parking, Visitor Parking
- Approximately 1,605 sq.ft
- Spacious Sitting Room With French Doors To The Rear Garden
- Ground Floor WC
- Gorgeous Rear Garden
- Arden Academy Catchment Area

**Offers In Excess Of £600,000**



# Tilehouse Green Lane, Knowle

## DESCRIPTION

A stunning four-bedroom, three-bathroom home, ideally situated in highly sought-after Knowle Village. On arrival, the property welcomes you with an attractive front garden, setting the tone for what lies beyond. To the rear, you'll find the added benefit of a private, secure gated parking area, along with a conveniently located garage—offering both practicality and peace of mind. Step inside via the entrance hallway and into the heart of the home. The interior has been thoughtfully designed to combine style and functionality. At the front of the property, a fully fitted and beautifully presented breakfast kitchen provides the perfect space for both everyday living and entertaining. Continuing through, you are drawn into a spacious and inviting sitting room, where french doors open out onto a well-maintained garden. This seamless connection between indoor and outdoor spaces creates an ideal setting for relaxation and social gatherings.

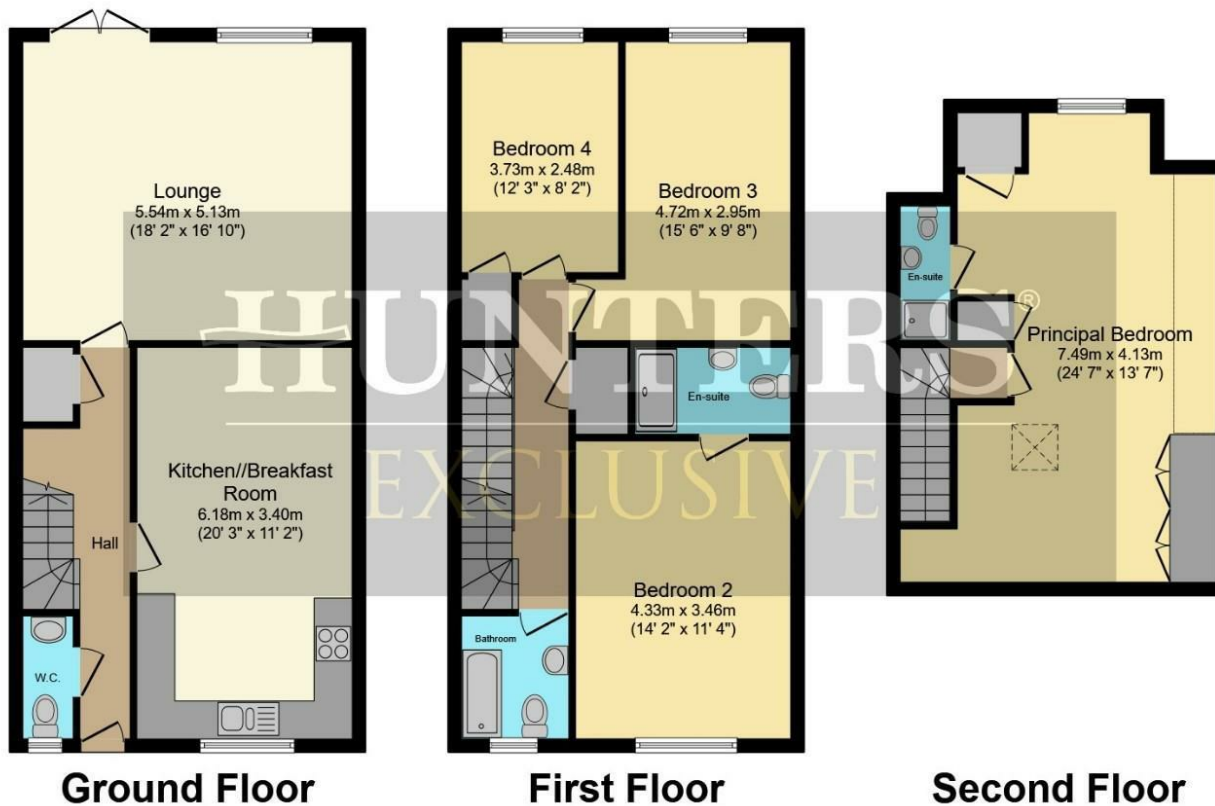
Ascending to the first floor, you'll find three generously sized bedrooms, all served by two well-appointed bathrooms, including one with a private en-suite for added convenience. Continue up to the second floor, where the impressive principal suite takes centre stage, featuring fitted wardrobes and a luxurious en-suite bathroom—creating a perfect retreat for rest and relaxation.

Outside, a meticulously landscaped rear garden offers a tranquil setting for both relaxation and entertaining, creating a private escape from the bustle of everyday life.

Knowle is a charming and conveniently located village set on the edge of open countryside, renowned for its period character and attractive half-timbered buildings. At its heart lies a historic Parish Church, adding to the village's distinctive appeal.







Total floor area 149.1 sq.m. (1,605 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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### Viewings

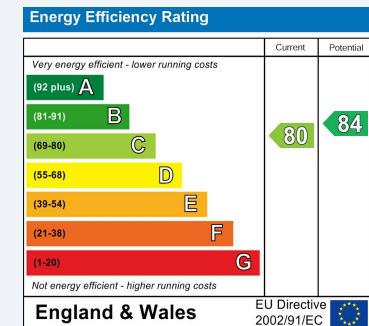
Please contact [knowlesales@hunters.com](mailto:knowlesales@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.