




KATY MOORE POWERED BY **exp** TM UK

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Spratton Grange Lodge

Offers Over £900,000

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Please quote KM0096. Offers over £900,000 - £950,000 - Viewing day to be advised. Stunning five double bedroom extended detached Victorian former lodge (3,538 Sq.Ft) set on a wonderful enclosed almost 1/2 acre plot on the edge of charming Spratton village. The property offers bright and spacious accommodation with a wealth of character appeal, sympathetically updated with contemporary design and stylish interiors to create a beautiful family home which perfectly blends the charm and history of the era with a modern finish. With glorious mature gardens, ample off street parking and a double garage with additional flexible first floor living space, ideal as either guest accommodation or home office, this breath-taking home exudes comfort and style, as well as convenience.





Floor Area
3538 sq. ft.

Tenure
Freehold

Service Charge
£0 per annum

Ground Rent
£0 per annum



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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