



STEPHENSON BROWNE

## Church Lane, Church Lawton

ST7 3DD



**£1,995 PCM**

## Description

Beautiful Four-Bedroom Barn Conversion – Church Lawton. Located on Church Lane with open field views to the rear, this charming barn conversion offers spacious, versatile living with a warm and welcoming feel throughout. The property benefits from gas-fired underfloor heating and four generous reception rooms, giving plenty of space for both family life and entertaining.

The cottage-style kitchen has room for a breakfast table and includes an integrated dishwasher, with a separate utility/laundry room offering space and plumbing for a washing machine and tumble dryer.

Upstairs are four bedrooms, including a master with en-suite shower room and wardrobe space, plus a stunning family bathroom. A convenient ground-floor WC is also provided.

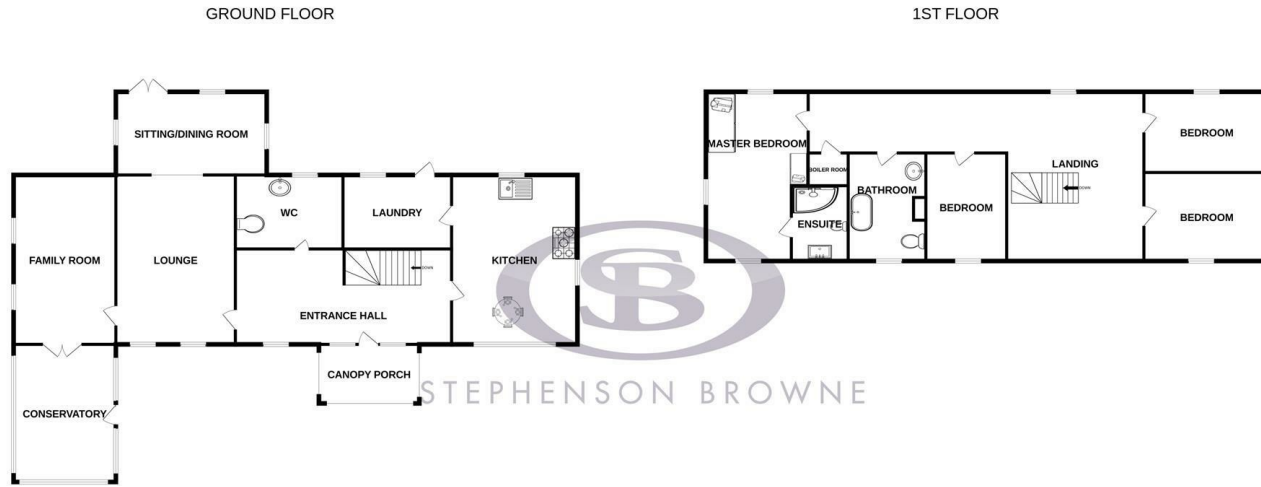
Set in a peaceful position with lovely open views, this home offers privacy while still being within easy reach of local amenities and transport links. A rare opportunity on the rental market, ideal for those seeking a spacious and characterful home. Garage NOT included in the let. A dog may be considered; no cats due to owner allergies. EPC: Grade D. Council Tax: Band F. Property operates on a septic tank (not mains drainage)



## Viewing

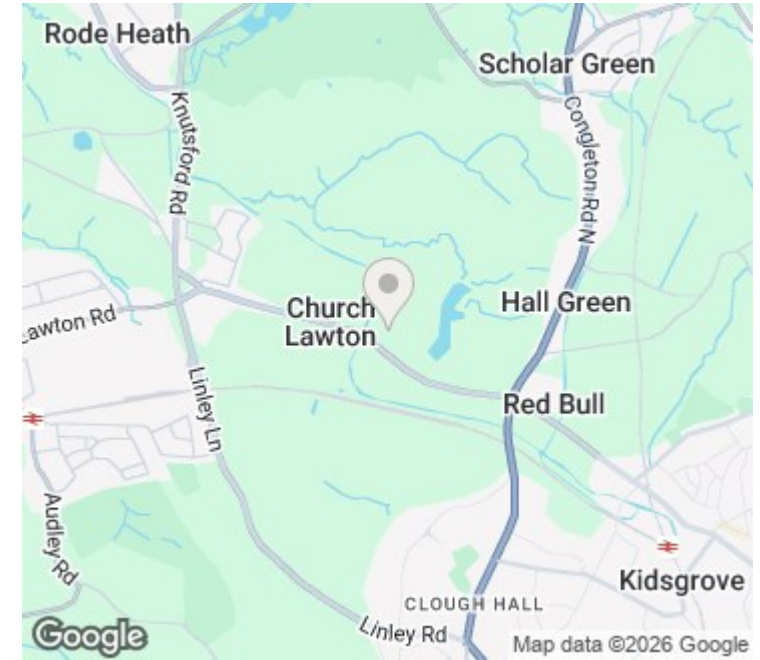
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

# Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		65	72

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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