



A charming and individual 3/4 bedroom detached cottage, ideally located within a short stroll of the town centre and mainline railway station. This beautifully presented home combines character features with modern finishes, offering well-balanced and versatile accommodation throughout.

Upon entering, a welcoming entrance hall with oak flooring leads through to a delightful sitting room featuring a cast iron wood-burning stove set within an attractive fireplace, creating a cosy focal point. A separate snug provides flexibility as an additional reception room or fourth bedroom.

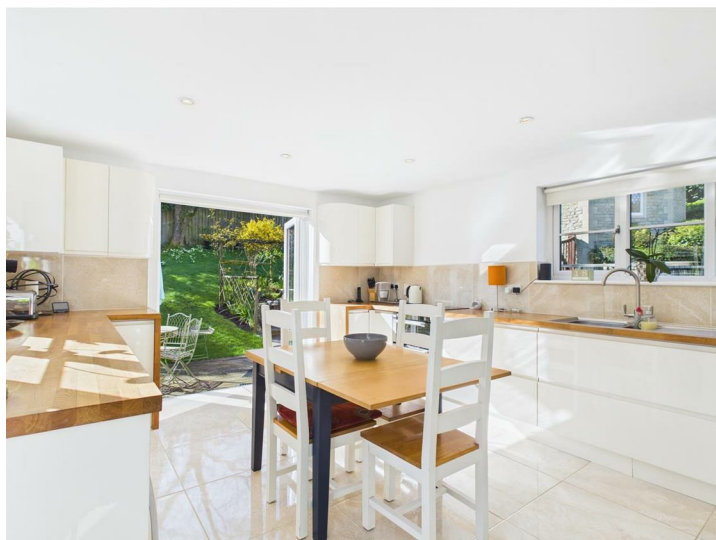
The heart of the home is the stunning refitted kitchen/dining room, a bright triple-aspect space finished to a high standard with sleek high-gloss units, solid wood worktops and integrated appliances. French doors open directly onto the garden, seamlessly blending indoor and outdoor living—ideal for both entertaining and family life.

Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom and a guest bedroom with its own ensuite shower room. A modern family bathroom completes the accommodation.

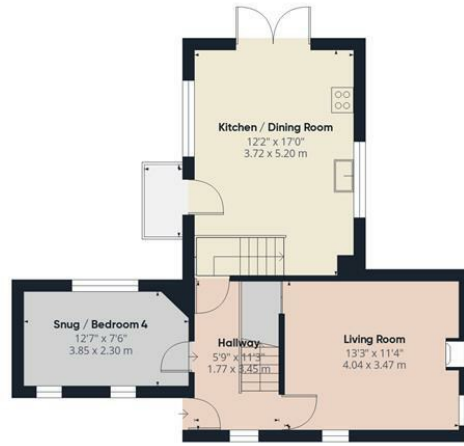
Externally, the property truly excels, boasting a delightful south-facing rear garden. Thoughtfully landscaped, it features a decked seating area adjoining the kitchen, perfect for al fresco dining, with the remainder laid mainly to lawn and bordered by mature shrubs. Additional benefits include a useful side area with storage, and a gravelled driveway providing off-road parking for up to three vehicles.

Situated on the sought-after Lowden Hill, the property is conveniently positioned within walking distance of a wide range of amenities, including shops, schools, parks and leisure facilities, as well as excellent transport links with direct rail services to London Paddington and easy access to the M4 and surrounding commercial centres.

- Charming and individual 3/4 bedroom detached cottage
- Beautifully presented throughout with a blend of character and modern finishes
- Bright triple-aspect kitchen with French doors opening onto the garden
- Versatile snug/bedroom four offering flexible living space
- Delightful south-facing rear garden with decking and mature planting
- Prime location within walking distance of the town centre and mainline station
- Stunning refitted kitchen/dining room with high-quality integrated appliances
- Cosy sitting room featuring a cast iron wood-burning stove
- Principal bedroom plus guest bedroom with ensuite shower room
- Off-road parking for up to three vehicles







Ground Floor



First Floor



**Approximate total area<sup>(1)</sup>**

1009 ft<sup>2</sup>  
93.7 m<sup>2</sup>

**Balconies and terraces**

17 ft<sup>2</sup>  
1.6 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
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		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing