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Green Acre, Houghton Hill, Houghton PE28 2BS Guide Price £450,000

- OPEN DAY SATURDAY 12th OCTOBER BY APPOINTMENT
- Fabulous Development Opportunity
- Approximately One Acre Of Mature Gardens
- A Rare Opportunity To Acquire A Property In This Location
- No Onward Chain And Immediate Vacant Possession
- Guide Price £450,000 - £500,000
- Detached Individual Property In Situ
- Huge Potential Subject To Planning Permission And Permitted Development
- Prestigious Village Location
- Viewing Strictly By Appointment Only



Glazed Panel Door To

Entrance Hall

Double panel radiator, understairs storage cupboard, stairs to first floor, Mahogany parquet flooring.

Cloakroom

Fitted with low level WC, Crittall window to rear aspect, thermoplastic flooring.

Kitchen

9' 0" x 8' 10" (2.74m x 2.69m)

Incorporating **Utilities Cupboard** with appliance spaces central Aga, inset single drainer stainless steel sink unit with mixer tap, hand built range of base and wall mounted units with work surfaces, drawer units, serving hatch to **Dining Room**, Crittall window to garden aspect.

Rear Entrance Hall

Glazed door to rear aspect

Sitting Room

15' 7" x 10' 11" (4.75m x 3.33m)

A triple aspect room with Crittall windows to front, side and rear aspects, double panel radiator, central feature fireplace with moulded timber surround, inner access to

Dining Room

10' 6" x 8' 9" (3.20m x 2.67m)

Crittall window to rear aspect, double panel radiator, coving to ceiling.

First Floor Landing

Secondary double glazed window to front aspect, access to insulated loft space, double panel radiator.

Bedroom 1

15' 5" x 11' 2" (4.70m x 3.40m)

A triple aspect room with windows to front, side and rear aspects, radiator, coving to ceiling.

Bedroom 2

11' 2" x 8' 10" (3.40m x 2.69m)

A double aspect room with picture windows to side and rear aspects, cupboard storage, additional storage units.

Bedroom 3

9' 1" x 6' 6" (2.77m x 1.98m)

Window to rear aspect, single panel radiator, double cupboard.

Family Bathroom

6' 4" x 5' 7" (1.93m x 1.70m)

Fitted in a three piece coloured suite comprising, low level WC, pedestal wash hand basin with mixer tap and tiling, panel bath and shower screen with hand mixer shower.

Outside

The fabulous 1 acre garden (subject to measured survey) is accessed via a five bar gate leading to an extensive driveway and the rest of the gardens. There is an extensive 40 metre frontage currently unprepared with a variety self seeded trees. The garage has a circular picture window and is sub-divided to provide garaging and workshop space, power and lighting. Gardens extend side and rear and are again overgrown and unprepared but you can really see the potential for landscaping as part of a high end residential garden. There are numerous varieties of trees and tree lined boundaries creating privacy and seclusion. There is currently no planning application in place.

Tenure

Freehold

Council Tax Band - F

