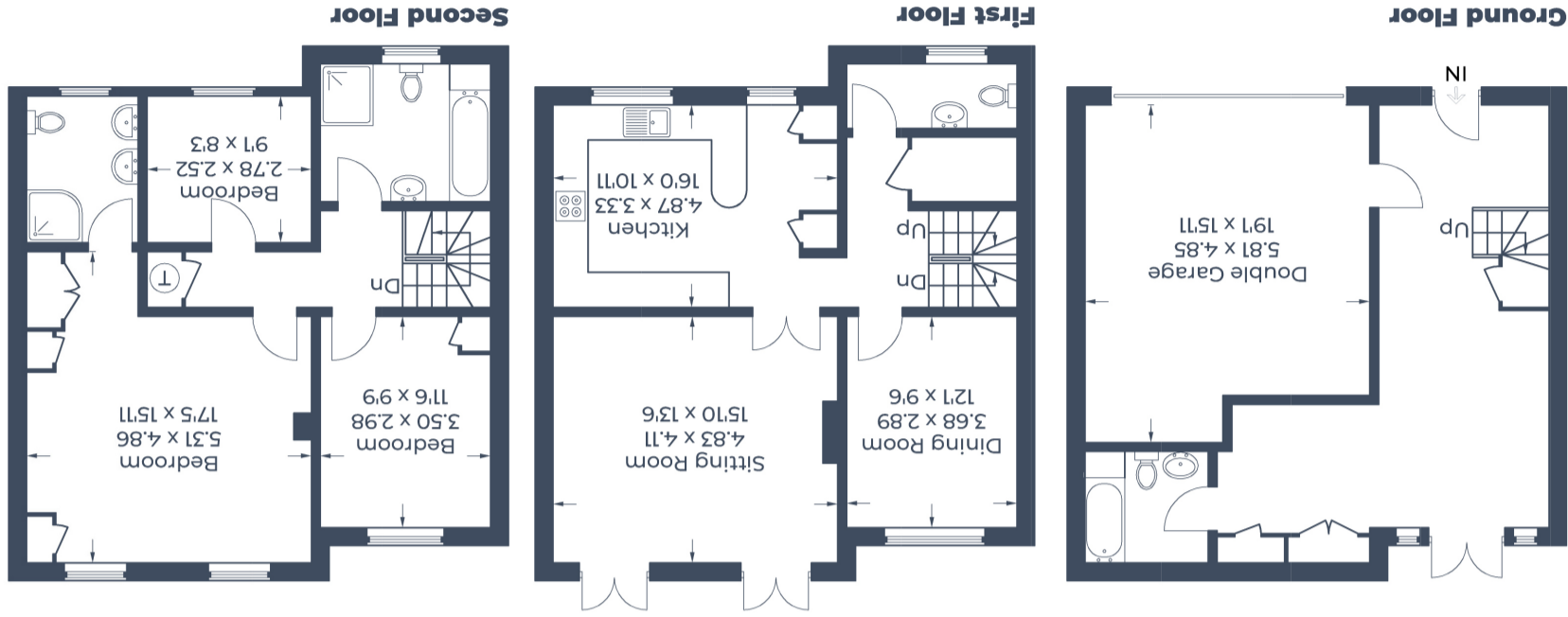


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Approximate Gross Internal Area (Including Double Garage)  
 Ground Floor = 60.2 sq m / 648 sq ft  
 First Floor = 62.2 sq m / 669 sq ft  
 Second Floor = 62.6 sq m / 674 sq ft  
 Total = 185.0 sq m / 1,991 sq ft



Energy Efficiency Rating	
Current	Potential
71	81
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (82+) Very energy efficient - lower running costs B (61-91) C (55-68) D (49-54) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	





An immaculately presented townhouse set within easy reach of the picturesque village centre. The excellent well-planned accommodation is arranged on three floors with views over the Misbourne Valley all set in communal grounds of 7 acres

### Covered Entrance Porch

Brick flooring, half glazed door to: Reception Hall  
Two radiators, storage cupboard under stairs, full height triple wardrobe cupboard, BT point, glazed double doors and side screens to enclosed patio, door to garage and door to: Bathroom  
Fully tiled panelled bath with mixer taps and hand shower attachment, Aqualisa shower unit with shower screen, pedestal wash hand basin, WC, part tiled walls, ladder radiator, shaver point, ceramic tiled flooring, extractor fan, downlights.

### Oak staircase to:

FIRST FLOOR and Landing  
Video entry for main gate, radiator, deep coats cupboard, wall thermostat, staircase to second floor.  
Cloakroom  
WC, wash hand basin with tiled splashback and fitted mirror, ceramic tiled flooring, radiator.

### Sitting Room & Dining Room

Marble fireplace and hearth, fitted gas fire, store cupboards to either side with fitted shelving, radiator, TV aerial point, two pairs of glazed casement doors leading to patio and communal gardens.,  
Dining Room  
Radiator, views over the gardens

### Kitchen/Breakfast

Stainless steel sink unit set in granite worktop extending to incorporate Siemens electric hob unit, excellent range of floor and wall units, integrated dishwasher, corner carousel units, worktop to incorporate breakfast bar, matching unit with integrated full height refrigerator and freezer, double oven, microwave, utility cupboard with plumbing for washing machine and tumble dryer, further unit with matching granite worktop, excellent range of store cupboards and shelving, BT point, ceramic tiled flooring, gas fired boiler with timer control,



## SECOND FLOOR - Landing

Video entry for main gate, access to extensive loft space with extendable ladder, partly boarded, insulated and electric light point. Linen cupboard.

### Master Suite of Bedroom 1

Double built-in wardrobe cupboard, range of store cupboards with bed recess and store cupboards over, matching dressing top with drawer stacks below, radiator, TV point, door to:

En- Suite Shower Room Fully tiled shower stall with curved screen, WC with concealed flushing unit, twin wash hand basins set in vanity surround with cupboards below, two matching mirrored medicine cabinets above with touch lighting, fully tiled walls, ceramic tiled flooring, chromium heated towel rail,

### Bedroom 2 & Bedroom 3/Study

Built-in wardrobe cupboard with matching dressing unit with drawer stack to one side and two bedside cabinets, radiator.  
Bedroom 3/Study  
Radiator, BT point

### Bathroom

White suite of panelled bath with mixer taps and hand shower attachment, fully tiled shower stall with curved screen, bidet, WC, wash hand basin with cupboard below, mirrored medicine cabinet, half tiled walls, shaver point, ladder radiator.

## OUTSIDE

Two Car Garage Automatic up and over door, gas meter and electric consumer unit, mains stop cock, power point and strip lighting.

Gardens The grounds are approached through electrically operated entrance gates to the communal gardens extending to seven acres including manicured lawns, tennis court and wooded areas.

## Tenure Freehold

Maintenance charges £5,000.00 per annum to include, building insurance, external painting, gardening, gutter and window cleaning.

