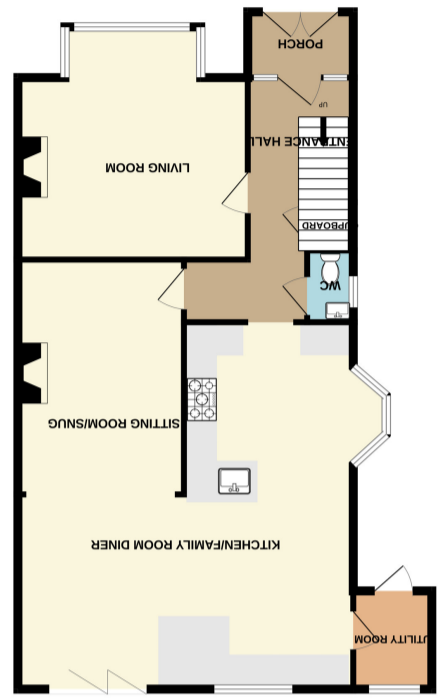
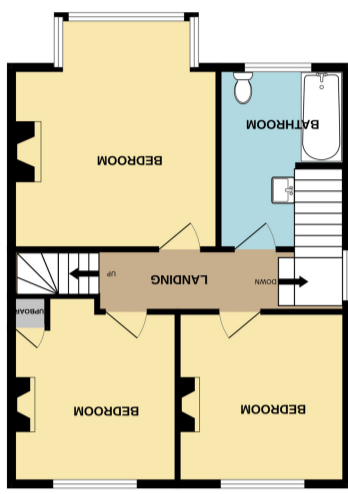
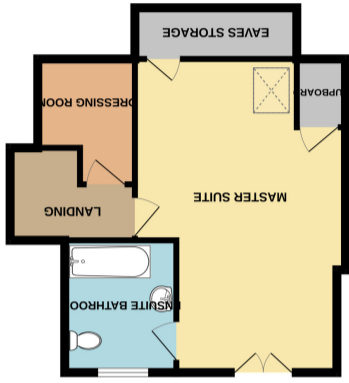


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating	
Potential	Current
82	64
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	



TOTAL FLOOR AREA : 2032 sq.ft. (188.8 sq.m.) approx.  
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### ENTRANCE HALLWAY

16' 1" x 8' 3" tapers to 6' 11" (4.90m x 2.51m) Grand entrance hallway with lovingly restored original features, to include the original staircase. Upon viewing, you will appreciate that this is the theme throughout this truly amazing property. Hallway leads to: Front Living Room; Downstairs WC; Kitchen/Dining/Snug Areas.

### FRONT ASPECT LIVING ROOM

15' 4" into bay x 15' 1" (4.67m x 4.60m) Graced with high ceilings and huge bay window, this gorgeous living room to front aspect boasts: Feature Fireplace Log Burner with Stone Fire Surround. A beautiful room adorned with plenty of natural light.

### KITCHEN/DINING, SEPARATE UTILITY ROOM, SNUG

24' 1" tapers to 11' 1" x 22' 9" (7.34m x 6.93m) Magnificent bespoke fittings in this incredible, light and bright kitchen area, to include: Quaint Seating Area to New Bay Window; Newly Fitted Quartz Worktops; Timber Worktops; An Abundance of Cabinets to Include: Pull Out Pantry x 2; Spice Rack Cabinet x 2; Pan Drawers; Curved Wall and Base Units. Integrated Appliances to Include: Bosch 5-Ring Gas Hob; Bosch Oven x 2; Microwave; Steam Oven; Wine Rack; Wine Fridge; Bosch Dishwasher; Franke Square Sink to Timber Worktop; Franke One and a Half Sink to Quartz Worktop; Mixer Taps to Sinks; Instant Hot Water Tap; Waste Disposal. Door to Utility room with: Granite Worktop; Space for Washing Machine and Dryer. Dining area benefits from French doors with views over the beautiful garden.

SNUG 15' 5" x 10' 11" (4.70m x 3.33m) Cosy and Charming snug area beckons you to kindle the log fire, put your feet up, relax and unwind.

### FIRST FLOOR

BEDROOM: 15' 4" into bay x 13' 4" (4.67m x 4.06m) Pristine Presentation! Fabulously Spacious! Huge Bay Window to Front Aspect; Newly Laid Carpet; Ambient Lighting to Feature Cast Iron Fireplace; Stone Surround; Original Tiles to Hearth; Air-Conditioning Unit.

BEDROOM: 12' 0" x 11' 0" (3.66m x 3.35m) Currently used as a dressing room, this spacious, rear facing, double bedroom boasts: Ambient Lighting to Original Feature Fireplace; Newly Laid Laminate Flooring.

BEDROOM: 12' 0" x 11' 0" (3.66m x 3.35m) Spoil for choice with this fourth double bedroom, rear facing with glorious garden views. Also boasting: Original Fire Place; Original Tiling to Hearth.

MAIN BATHROOM: 11' 6" x 8' 7" tapers to 5' 2" (3.51m x 2.62m) Beautiful Bathroom with features to include: Marble Tiles to Walls; Amtico Flooring; Waterfall Wall Mounted Spout; Inset Bath to Marble Tile Surround; Rainfall Shower Head; Hand Held Shower; Glass Shower Screen; Chrome Mixer Tap to



Wall Hung Vanity Unit; Close Coupled WC; Traditional Wall Mounted Radiator.

### SECOND FLOOR

Stunning vista from the top floor of this remarkable property, boasting: Master Suite; Ensuite; Dressing Room.

MASTER SUITE: 20' 8" x 13' 11" tapers to 10' 7" (6.30m x 4.24m) French Doors to Juliet Balcony with fantastic views; Amtico Flooring; Two Velux Windows; Storage to Eaves; Storage Cupboard housing the Megaflo System.

EN SUITE: 8' 10" x 7' 4" (2.69m x 2.24m) Stunning Suite comprising of: P-Shape Bath with Curved Shower Screen; Rainfall Shower; Hand Held Shower; Chrome Mixer Tap; Pedestal Basin with Mixer Tap; Close Coupled WC. Stone Tiles to Walls; Wall Hung Heated Towel Rail; Mirrored Cabinet.

DRESSING ROOM: 6' 4" x 5' 9" (1.93m x 1.75m)

### REAR GARDEN

Beauty abounds in this calming and colourful, fully fenced, private and peaceful 120 ft rear garden, filled with an abundance of flowers, plants, and mature trees and its very own secret garden area. Hi-Tech, Eco-Friendly Composite decking and spacious patio area inviting you to entertain and dine alfresco. Large lawn area leading to the rear of the garden, with additional: Composite Decking with Timber Built Gazebo; Bar Area; Summerhouse.

### ADDITIONAL INFORMATION

- \* Property Built 1879
- \* Completely Renovated Throughout with Original Features
- \* High Ceilings Throughout
- \* Waterproof and Hard Wearing Karndean Flooring to Ground Floor
- \* Luxury Amtico Flooring to Upper Floor
- \* Original Stained Glass to Entrance Door
- \* Original Timber Banister Rail and Spindles
- \* Original Fireplace
- \* Property Completely Re-Wired
- \* Mega Flow Boiler System - Annually Serviced
- \* Log Burners - Annually Serviced
- \* Minutes walk to Train Station and Excellent Schools

