



Total Area: 311.2 m² ... 3349 ft²
All measurements are approximate and for display purposes only



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Flauden Lane,

£1,500,000

For sale as one lot only: A pair of bungalows with redevelopment opportunity (subject to planning permission). A former greyhound kennels comprising of a pair of semi detached bungalows with two separate land registry titles, three detached barns/ kennels located on the plot of 6 acres. The plot is divided into 3 acres of grassland and 3 acres of woodland/former plum orchard, the detached barns were formerly used as dog kennels, two are located in the woods and one is located beside the bungalows.

Bungalow One

Entrance Hall

Doors leading to:

Storage room

Located next door to the kitchen, there is potential to knock the wall out between the two rooms and create a larger Kitchen. Walk-in airing cupboard with hot water cylinder.

Kitchen Dining Room

Window overlooking the paddocks and views over farmland, a range of wall and base units, stainless steel sink, space for electric oven, plumbing and space for washing machine. Space for dining table and chairs.

Sitting Room

A double aspect room with views over open countryside and paddock land.

Bathroom

A white suite comprising of a panelled bath with chrome mixer taps, wash hand basin recessed into a vanity unit, large shower tray with glazed shower screen. Fully tiled walls. tiled floor, window to side.

Inner Lobby/ Storage room

Door leading to a storage room that has potential to create an ensuite or a walk-in wardrobe.

Bedroom One

Window to the rear.

Bedroom Two

Window to side.

Bungalow Two

Entrance Hall

Doors leading.

Sitting Room

A double aspect room with French doors to the side and far reaching views over open farmland and paddocks.

Kitchen Diner

A range of wall and base units, built in double stainless steel oven, 1.5 bowl stainless steel sink. Extractor fan and tiled splash backs.

Bedroom One

Window to the rear, a range of fitted mirror fronted wardrobes.

Bedroom Two

A double aspect bedroom with built in wardrobes.

Bathroom

Comprising of a pedestal wash hand basin, paneled bath, close coupled WC, built in shower cubicle,

window to side, partly tiled walls.

Detached double garage

A timber framed garage with light and power and two timber double doors.

Parking

There is a side driveway leading to the rear creating off road parking and leading to a graveled rear parking area which was formerly a garden.

Outside

Paddock and Woodland

The plot is divided into two areas comprising of approx three acres of woodland which was formerly plum orchard and three acres of paddock land. There is a concrete hard standing area creating off road parking for several cars outside of the barn.

Development Potential

There is potential to re develop the bungalows and barns, with the proposal of 'Demolition of two semi detached bungalows and the three barns and the construction of 3 detached dwellings in the area occupied by the existing bungalows and barn.'

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