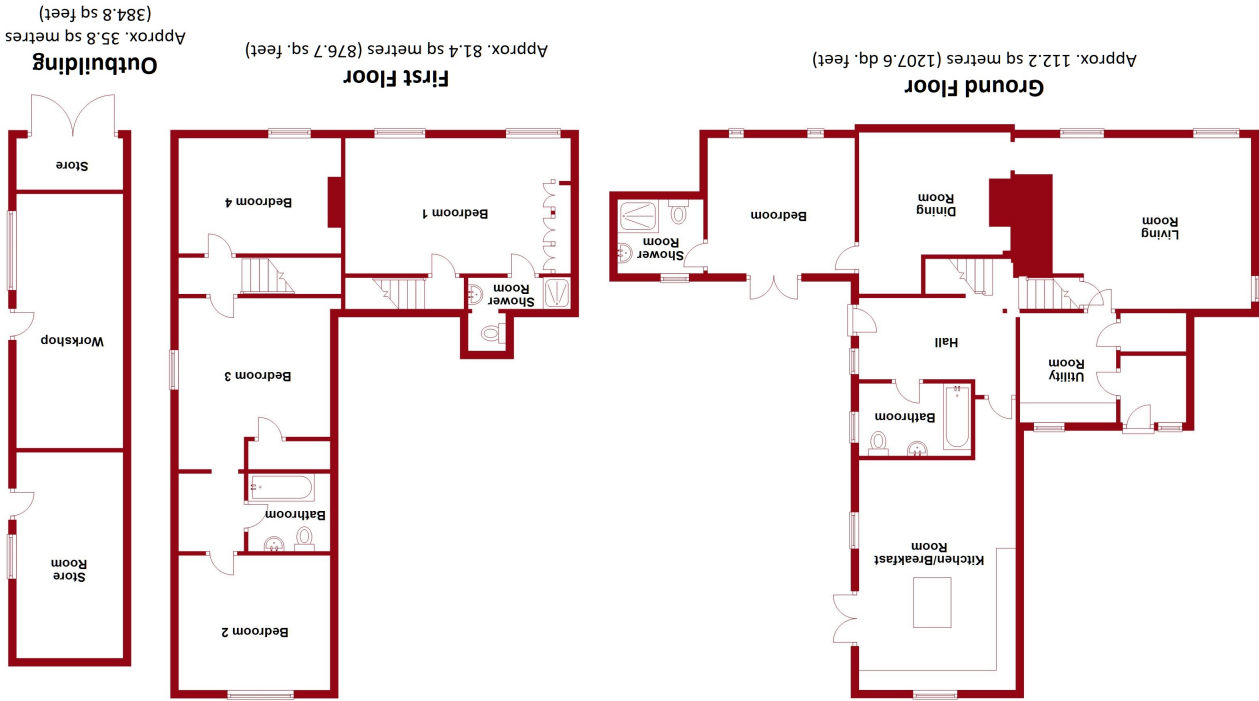


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## Oakwood Cottage, Wennington PE28 2LX

£640,000

- Charming Part Thatched Grade II Listed Cottage
- Three Generous Reception Rooms
- Detached Pan-Tiled Barn
- Situated In An Envable Position In This Picturesque Conservation Village
- Five Bedrooms And Two En Suite Facilities
- Wonderful Character Features
- Mature And Private Gardens Of Approximately One Fifth Of An Acre
- No Forward Chain

### Heavy Panel Door With Glazed Side Panel To

#### Boot Room

4' 11" x 4' 7" (1.50m x 1.40m)

Coats hanging area and quarry tiled flooring.

#### Utility Room

9' 1" x 8' 0" (2.77m x 2.44m)

Fitted in a bespoke range of units with butchers block work surfaces and inset Belfast sink unit and mixer tap, appliance spaces, picture window to garden aspect, double panel radiator, walk in storage cupboard, exposed structural timber work, quarry tiled flooring.

#### Reception Hall

9' 9" x 7' 3" (2.97m x 2.21m)

Picture window and panel door to garden aspect, wall light points, Ceramic tiled flooring, exposed structural timber work, twin staircase accessing first floor accommodation.

#### Downstairs Bathroom

Fitted in a three piece white range of sanitary ware comprising low level WC, vanity wash hand basin with tiling, panel bath with mixer tap, window to side aspect, radiator, ceramic tiled flooring.

#### Sitting Room

16' 7" x 14' 3" (5.05m x 4.34m)

This pleasant double aspect room has twin picture windows to front aspect enjoying field views and further window to side aspect, there is a central inglenook fireplace with exposed brick work chimney feature, bread oven and timber bressumer above, two radiators, wall light points, TV point, telephone point.

#### Kitchen/Breakfast Room

19' 3" x 12' 6" (5.87m x 3.81m)

A light, double aspect room with French doors to garden terrace and further picture windows to the rear gardens. The kitchen is a quality installation finished in a range of solid oak Shaker style base and wall mounted units, complimenting work surfaces and tiled surrounds, a selection of integrated appliances incorporating double electric oven and integral induction hob with suspended extractor unit above, fitted dishwasher and microwave shelf, drawer units and further pan drawers, carousel units, central island unit finished in granite, exposed internal brick work, single drainer 'Villeroy and Boch' sink unit incorporating a waste disposal unit, under-lit pelmet above, ceramic tiled flooring and recessed lighting.

#### Dining Room

13' 7" x 12' 2" (4.14m x 3.71m)

Picture window to front aspect, ceramic tiled flooring, exposed structural timber work.

#### Guest Bedroom

12' 6" x 11' 6" (3.81m x 3.51m)

Part of a later addition (added in circa 2013) the room provides a pleasant double aspect with picture window to front and French doors to the garden aspect to the rear.

### Guest En Suite Shower Room

Re-fitted in a contemporary three piece suite comprising low level WC, over-sized screened shower enclosure with independent shower unit over, wash hand basin, extensive tiling, heated ladder style towel rail, ceramic flooring.

### First Floor Landing

The first floor is accessed via twin staircases which serves the two separate parts of the first floor accommodation.

### Principal Bedroom

18' 5" x 11' 10" (5.61m x 3.61m)

Two picture windows to front aspect enjoying views over open countryside, radiator, exposed structural timber work, fitted wardrobe range incorporating three doubles.

### En Suite Shower Room

Fitted in a three piece white suite comprising low level WC, wash hand basin, heated towel rail, screened shower enclosure with independent shower fitted over, extensive dolphin boarding and ceramic tiling.

### Bedroom 3

A double aspect room with Picture window to side aspect and front aspects, fitted cupboard, telephone point.

### Bedroom 4

Picture window to side aspect, Airing cupboard housing hot water cylinder and shelving, access to eaves storage.

### Family Bathroom

Fitted in a three piece suite comprising low level WC, pedestal wash hand basin with tiling, panel bath with hand mixer shower and further independent electric shower above, extractor unit, towel rail.

### Bedroom 5

12' 3" x 10' 0" (3.73m x 3.05m)

Picture window to garden aspect to rear, radiator.

### Outside

The property is approached via a five bar gate that accesses the extensive gravel driveway giving parking provision for numerous vehicles. Overall the plot extends to approximately one fifth of an acre which is primarily lawned and stocked with shrubs and ornamental trees. The garden itself is private and mature and is enclosed by a combination of established screening and fencing.

### Outbuildings

The pan-tiled barn is an excellent space measuring approximately 11 metres in length by 2.8 metres wide, currently sub divided into two main rooms. It is heated and has power and lighting. There is also a separate cloakroom offering WC and sink unit. An ideal working from home space, home gym or indeed many other uses.

### Tenure

Freehold

Council Tax Band - TBA

town-and-country

