

England, Scotland & Wales	
Energy Efficiency - Higher rating code	Energy Efficiency - Lower rating code
A (91-100)	91-100
B (81-90)	81-90
C (69-80)	69-80
D (55-68)	55-68
E (39-54)	39-54
F (21-38)	21-38
G (1-20)	1-20
86	86
86	86

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1042586)

Peter Lane  
PARTNERS



- Walnut Tree House.
- Stunning kitchen breakfast room by Nicholas Hythe.
- SolarEdge solar panels and battery system installed in 2022.

- Karndean flooring with under floor heating to the ground floor accommodation.
- Refitted Bathrooms with under floor heating.
- Electric car charging point.



**Ground Floor**

**Accommodation**

Door with frosted side light to

**Entrance Hall**

stairs to the First Floor Landing, under stairs cloaks cupboard, personal door to the Garage

**W.C**

close coupled W.C, vanity unit with wash basin

**Study or Playroom**

window to the front aspect



**Kitchen Breakfast Room**

by Nicholas Hythe, a refitted kitchen comprising base and eye level cupboards, shelved Pantry cupboard, two pull-out larder units, Corian work surfaces with stainless steel one and a half bowl inset sink and Quooker tap, integrated Neff slide & hide fan assisted electric oven, combination microwave oven and warming drawer, dishwasher, larder fridge, larder freezer, large Island with five zone induction hob and extractor, wine cooler and breakfast bar, window to the side aspect

**Utility Room**

base and eye level cupboards, work surfaces with stainless steel single drainer sink unit, plumbing for washing machine, space for tumble dryer, window to the side aspect, part glazed PVCu door to the side



**Dining Room**

French doors to the rear garden

**Sitting Room**

large Inglenook style fireplace with wood burning stove, French doors to the rear garden, window to the rear aspect, TV point

**First Floor**

**First Floor Landing**

stairs to the Second Floor Landing, Minstrel gallery over Entrance Hall, window to the front aspect, airing cupboard with hot water cylinder



**Primary Bedroom**

window to the rear aspect, radiator, fitted wardrobes

**En-Suite Shower Room**

refitted and comprising fully tiled walk-in shower, W.C, vanity unit with wash basin, duel fuel towel radiator, tiled floor with underfloor heating, frosted window

**Bedroom Two**

two windows to the front aspect, radiator

**En-Suite Shower Room**

refitted and comprising fully tiled shower, vanity unit with wash basin, W.C, duel fuel towel radiator, tiled floor with underfloor heating

**Bedroom Three**

window to the front aspect, radiator, built in double wardrobe

**Bedroom Four**

window to the rear aspect, radiator, built in double wardrobe

**Family Bathroom**

refitted, half height tiled and comprising freestanding bath with mixer tap and hand held shower attachment, fully tiled walk-in shower, W.C, vanity unit with wash basin, frosted window, tiled floor with under floor heating, duel fuel towel radiator

**Second Floor**

**Second Floor Landing**

Velux window, eaves storage cupboard

**Bedroom Five**

two Velux windows, radiator, eaves storage cupboard

**Bedroom Six**

Velux window, radiator, eaves storage cupboard, TV point

**Shower Room**

shower, W.C, wash basin

**Outside**

**Garden**

at the front, block paved parking for several vehicles. There is gated pedestrian access to the fully enclosed rear garden which is laid to raised lawn with flower and shrub borders, full width Granite paved patio, pizza oven, timber garden shed, playhouse, outside lights, power point and tap

**Garage**

an oversized garage with electric up and over door, power, light and personal door to the Entrance Hall

**Solar Panels & Battery**

The house benefits from a SolarEdge solar panel and battery system installed in late 2022, generating 5.5kWh of peak power with a 10kW battery storage capacity

