









Welcome to this beautifully presented and tastefully decorated four-bedroom detached family home located in the charming village of Inkberrow. Offering ample space and a thoughtful layout, this property is perfect for those seeking comfort, style, and practicality all in one elegant package.

Step inside to discover a dual aspect living room bathed in natural light, complete with a feature fire that creates a warm and inviting atmosphere—ideal for cosy evenings or entertaining guests. The conservatory opens directly onto the south-facing rear garden, providing a delightful indoor-outdoor flow and a peaceful space to relax or enjoy alfresco dining.

The spacious breakfast kitchen is a homely feature, designed for both function and informal dining. With plenty of work surfaces and storage, it seamlessly connects to a useful utility room, perfect for laundry and additional household tasks. Also on the ground floor, you'll find a practical study that can easily be used as a home office or playroom, plus a convenient cloakroom for guests.

Upstairs, there are four well-proportioned bedrooms, each tastefully decorated to offer restful retreats. The main bedroom benefits from a private en suite bathroom, providing you with your own personal sanctuary. Completing the first floor is a beautifully appointed family bathroom.

Externally, the property boasts a single garage alongside plenty of driveway parking to the front, ensuring ample space for multiple vehicles. The spacious, south-facing garden to the rear is a manageable size but still perfect for family activities, gardening, or simply enjoying a quiet moment outdoors in the heart of this picturesque village.

Located in Inkberrow, this home is perfectly positioned to enjoy the best of village life while being within easy reach of local amenities, schooling, great local inns and beautiful countryside walks on the doorstep. Whether you're looking for a commute base or a peaceful family home, this stunning property offers the ideal blend of space, cosiness, and sought after location.





Don't miss the opportunity to make this charming and versatile house your new home. Contact us today to arrange a viewing and experience for yourself everything this exceptional Inkberrow property has to offer.

**Agents note:** Fitted furniture and integrated appliances are included in the sale, however, there may be some additional unfitted items available by separate negotiation.

### ADDITIONAL INFORMATION

**TENURE:** FREEHOLD Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** We understand to lie in Band F





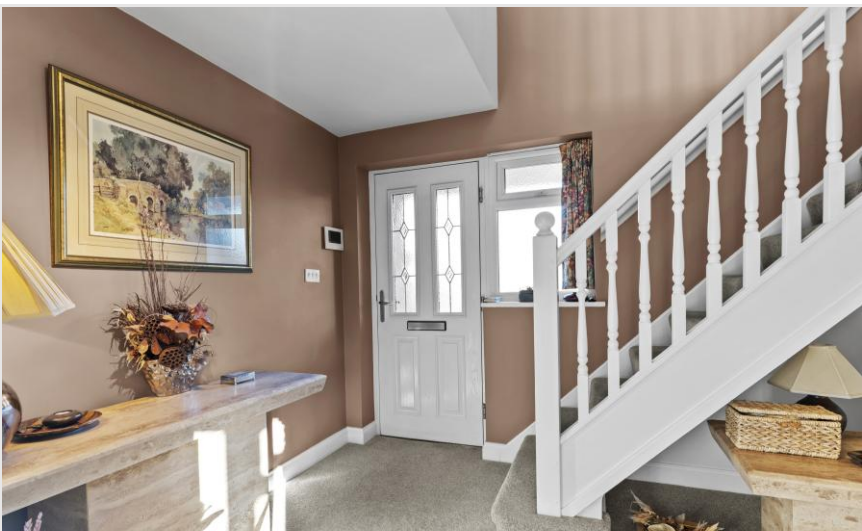
ENERGY PERFORMANCE CERTIFICATE RATING: TBC We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.



MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.















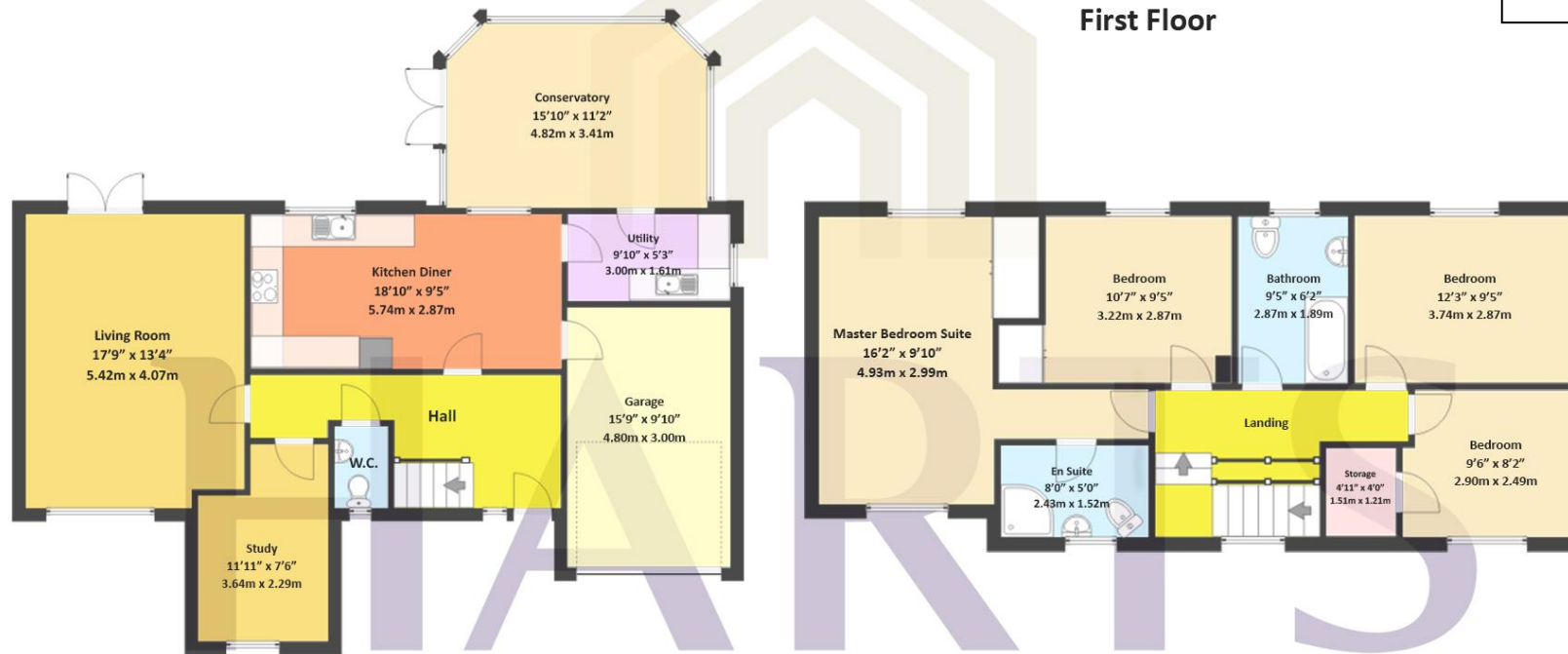
Internal Living Area 1,708 square feet / 158.78 square metres

Garage 156 square feet / 14.45 square metres

EPC to follow

### Ground Floor

### First Floor



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