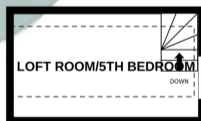


TOTAL FLOOR AREA : 1620 sq.ft. (150.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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2ND FLOOR  
127 sq.ft. (11.8 sq.m.) approx.



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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A truly stunning Grade II Listed period cottage set on a superb plot with a carriage driveway, all with the benefit of being offered with no onward chain.

- Four reception rooms.
- Set on a private lane.
- Brick Inglenook fireplaces.
- Five bedrooms and two bathrooms.
- Ample off-road parking.
- No onward chain.

#### Ground Floor

##### Reception Room

15' 8" x 14' 0" (4.78m x 4.27m) Entrance to the front, Inglenook brick feature fireplace with log burner, windows to the front and rear, tiled flooring, exposed beams to walls and ceiling.

##### Lounge

16' 10" Max. x 14' 7" (5.13m x 4.45m) Inglenook brick feature fireplace with log burner, French doors to the rear, radiator, windows to the front and rear, stairs rising to first floor.

##### Snug/Study

13' 5" x 10' 9" (4.09m x 3.28m) Windows to the front and rear, radiator, exposed beams to walls, built-in cupboard.

##### Kitchen/Breakfast Room

14' 9" x 11' 2" (4.50m x 3.40m) A superb range of base and wall mounted units with granite work surfaces and matching central island, Butler sink, six ring gas Range master cooker, windows to the front and rear, Limestone tiled flooring, radiator, door to the rear, stairs rising to master bedroom.

##### Utility

Boiler, stable door to the rear, Limestone tiled flooring, radiator, access to:

##### Cloakroom

Low level WC, radiator, Limestone tiled flooring.



#### First Floor

##### Bedroom One

15' 7" x 11' 6" (4.75m x 3.51m) Stairs from kitchen/breakfast room, vaulted ceiling, original wooden flooring, wealth of exposed beams and latch doors, built-in cupboard, windows to the front and rear, radiator, access to:

##### Bedroom Two

15' 3" x 13' 11" incl. bathroom (4.65m x 4.24m) Vaulted ceiling, original wooden flooring, wealth of exposed beams, window to the front, radiator, wooden latch door into:

##### Bathroom

A suite comprising of a roll-top bath with telephone shower attachment, low level WC, wash hand basin, tiled flooring, window to the rear, vaulted ceiling with exposed beams, radiator.

##### Landing

Stairs rising from lounge, window to the front, radiator, access to:

##### Bedroom Three

13' 4" x 9' 10" (4.06m x 3.00m) Vaulted ceiling, windows to the side and rear, radiator.

##### Bedroom Four

9' 6" Max. x 8' 11" (2.90m x 2.72m) Exposed beams, window to the rear, radiator, stairs rising to:

##### Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, radiator.

#### Second Floor

##### Bedroom Five/Loft Room

14' 7" x 8' 7" with restricted head height (4.45m x 2.62m) Exposed beams, window to the side, radiator.

#### Outside

##### Frontage

Shingled carriage driveway providing ample off-road parking, shrubs and flower borders.

##### Rear Garden

Shaped lawn with large patio seating area, various shrubs and bushes, timber fencing, access to the front.

