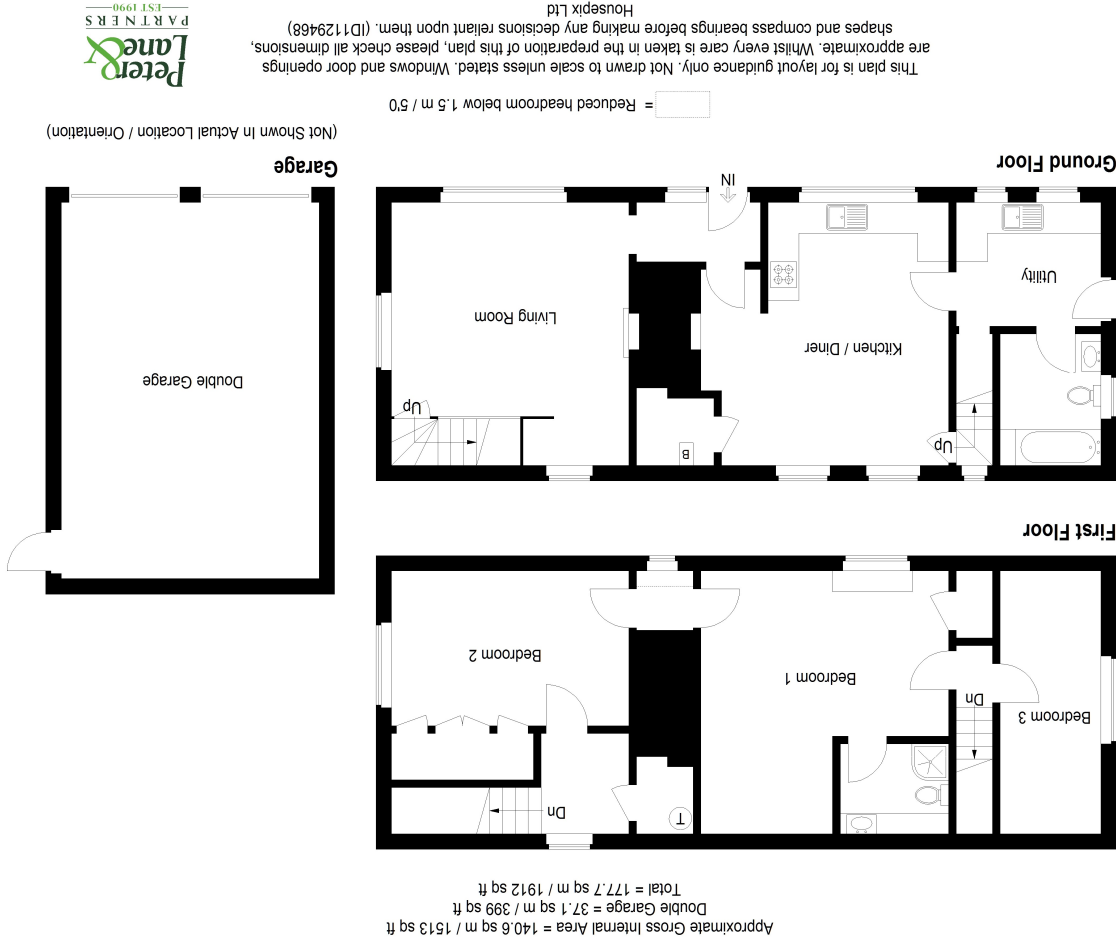


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## Abbots Ripton PE28 2PA

**Guide Price £450,000**

- Charming Thatched Cottage
- Three Bedrooms
- Spacious Living Room
- Detached Double Garage And Ample Parking
- A Beautiful And Rarely Available Setting

- Grade II Listed
- En Suite Shower Room And Ground Floor Bathroom
- Kitchen/Dining Room And Utility Room
- Substantial And Mature Plot
- No Forward Chain



### Timber Door To

### Reception Hall

Exposed timberwork, radiator, window to front aspect.

### Living Room

4.7m x 4.6m (15' 5" x 15' 1")

A triple aspect room with windows to front, side and rear aspects, exposed timberwork, two radiators, central cast iron feature fireplace with attractive surround, stairs to first floor landing.

### Kitchen/Dining Room

5.3m x 4.4m (17' 5" x 14' 5")

A double aspect room with windows to front and two windows to rear aspect, exposed timbers, fitted with base and wall mounted units, drawer units, complementing work surfaces and tiling, stainless steel single drainer one and a half bowl sink unit with mixer tap, integrated electric oven and hob with cooker hood over, walk in cupboard with shelving, coats hanging and housing central heating boiler, brick built feature fireplace with recessed shelving, tiled flooring, radiator, stairs to first floor landing.

### Utility Room

2.8m x 2.4m (9' 2" x 7' 10")

Two windows to front aspect and door to side, fitted in a range of base units with complementing work surface and tiled surrounds, stainless steel single drainer sink unit with mixer tap, spaces for washing machine, tumble dryer and fridge freezer, storage space, radiator.

### Family Bathroom

Window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap hand shower, complementing tiling, exposed timbers, radiator.

### First Floor Landing

Window off stairs, door to

### Principal Bedroom

5.2m x 4.8m (17' 1" x 15' 9")

Window to front aspect with boxed window seat, exposed brickwork, exposed timberwork, radiator, built in wardrobe with hanging and shelving, sloping ceiling, door to corridor with window to front, door to bedroom two.

### En-Suite Shower Room

Fitted in a three piece suite comprising low level WC, wash hand basin with counter top, shower cubicle, tiled surrounds, radiator.

### Bedroom 3

3m x 2m (9' 10" x 6' 7")

Window to side aspect, radiator, exposed timberwork, sloping ceiling, access to loft space.

### Second Landing

Window to rear aspect, walk in airing cupboard housing hot water tank and shelving, exposed timber work.

### Bedroom 2

4.6m x 3m (15' 1" x 9' 10")

Window to side aspect, exposed timberwork, built in wardrobes, radiator.

### Outside

The property is approached via a private roadway leading to the drive and oversized double garage with twin up and over doors and personal door to side. The front gardens are laid to lawn with mature planting, trees and outside tap. There are two gates, one leading to a secluded garden/compositing area with mature trees and bushes and the other leading to the large rear garden which is mostly laid to lawn with mature planting and providing a high degree of privacy.

### Tenure

Freehold

Council Tax Band - E

