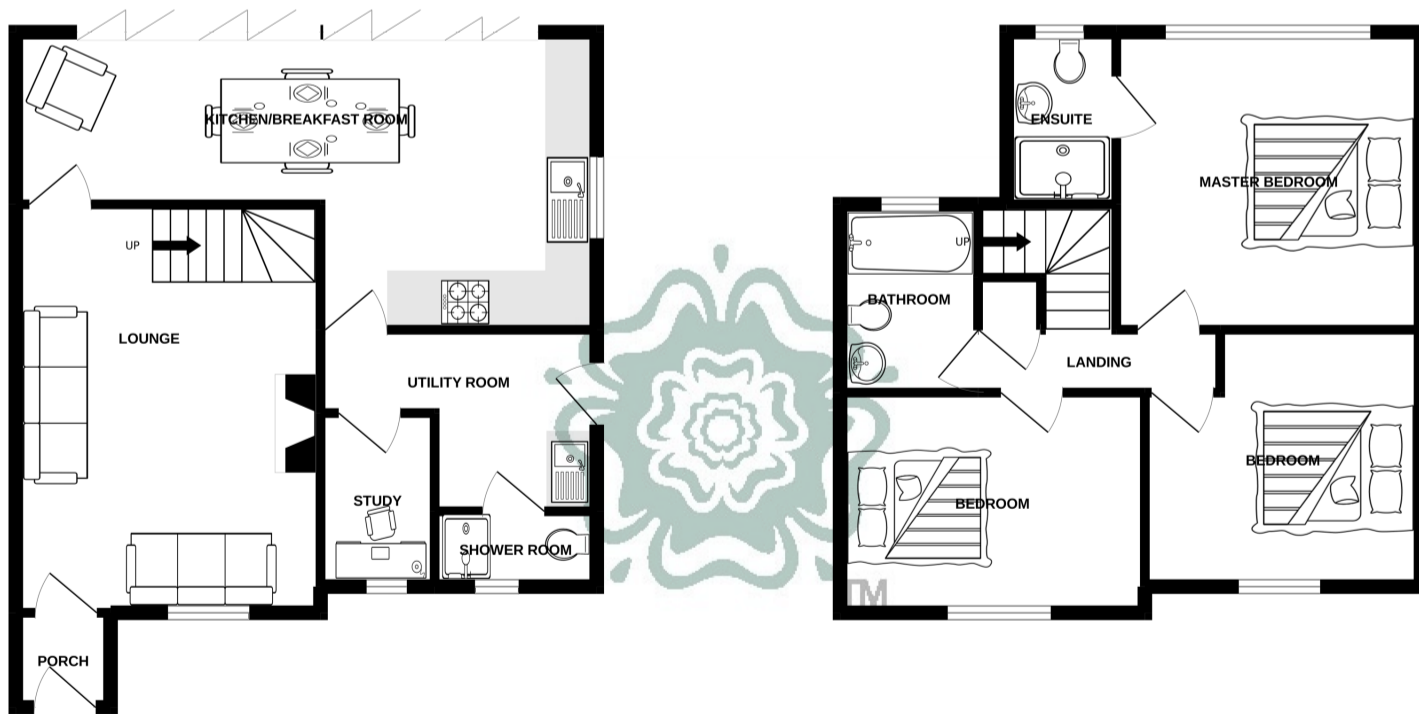




GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.

1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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[www.country-properties.co.uk](http://www.country-properties.co.uk)



A recently extended and truly stunning period cottage set in a leafy lane with magnificent panoramic views to both front and rear aspects.

- Part brick and part barn style façade.
- Open plan kitchen/breakfast room with bi-folding doors overlooking countryside.
- Lounge with brick feature fireplace and log burner.
- Master bedroom with floor to ceiling gallery window with French door and Juliet balcony.
- Various character features including latch doors and exposed beams.
- Double garage and off-road parking.

## Ground Floor

### Entrance Porch

Entrance door to the front, quarry tiled flooring, latch door to:

### Lounge

16' 6" x 11' 6" (5.03m x 3.51m) Brick feature fireplace with log burner, exposed ceiling beams, oak engineered wood flooring, two Victorian style radiators, double glazed window to the front, stairs rising to first floor.

### Kitchen/Breakfast Room

Max. 23' 07" x 12' 3" > 7' 07" (7.19m x 3.73m > 2.31m) A range of shaker style base and wall mounted units with solid wood work surfaces, ceramic sink and drainer, space for Rangemaster with extractor fan over, integrated fridge freezer, space and plumbing for dishwasher, natural brick feature wall, bi-folding doors to the rear garden overlooking stunning countryside, double glazed window to the side, Victorian style radiator.

### Utility

7' 10" x 7' 6" (2.39m x 2.29m) Base units with work solid wood work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine, double glazed window and stable door to the side, door into:

### Study

7' 8" x 4' 8" (2.34m x 1.42m) Double glazed window to the side, radiator.

### Shower Room

A suite comprising of a shower area, high level WC, wash hand basin, tiled flooring, double glazed window to the rear.



## First Floor

### Landing

Airing cupboard housing hot water tank, doors to:

### Bedroom One

12' 3" x 12' 10" (3.73m x 3.91m) Vaulted floor to ceiling gallery window with French doors and Juliet balcony overlooking the rear garden and open fields, Victorian style radiator.

### Ensuite

A suite comprising of a shower cubicle low level WC, wash hand basin, heated towel rail, double glazed window to the rear.

### Bedroom Two

11' 6" x 8' 11" (3.51m x 2.72m) Double glazed window to the front, radiator.

### Bedroom Three

11' 3" x 11' 07" (3.43m x 3.53m) Vaulted ceiling, double glazed window to the front, radiator.

### Bathroom

A suite comprising a panelled bath with shower over, low level WC, wash hand basin, Travertine tiling, heated towel rail, double glazed window to the rear.

## Outside

### Front Garden

Block paving with various shrubs and flower borders and sitting area.

### Side/Rear Garden

Mainly laid to lawn with large patio area, mature shrubs and flower borders, water feature, timber fencing, outside lighting and tap, wooden log store housing boiler room and storage, access to:

### Double Garage

16' 9" x 15' 9" (5.11m x 4.80m) Two up and over doors, power and light, eaves storage, area for additional utility facilities, window and stable door to rear.

### Parking

Block paved off-road parking at the front of the property for up to three vehicles.

