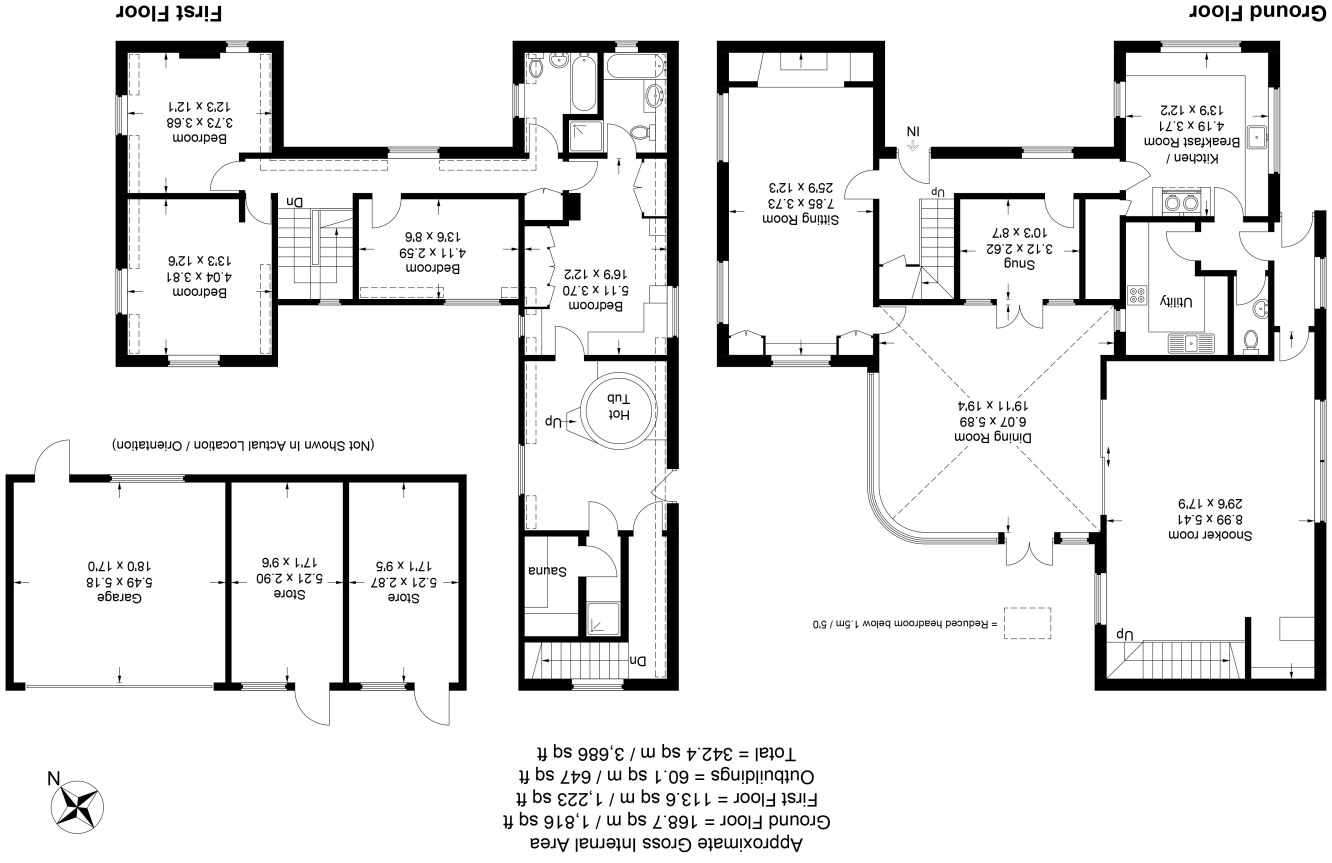


Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(85-95)
B	(79-84)
C	(73-78)
D	(69-72)
E	(65-68)
F	(61-64)
G	(55-60)
Very energy inefficient - higher running costs	
Minimum	

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.

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- A substantial and individually built Family home
- Gardens and paddock in excess of 2.5 acres
- Four reception rooms
- Offered for sale with no forward chain
- Semi Rural location with no close neighbours
- Four bedrooms, two bathrooms
- Car barn with additional workshop space

ACCOMMODATION

wood panel door to:

Entrance Hallway

wood panelling to half height, herringbone brick flooring, dogleg staircase leading to First Floor Landing with storage under, window at half landing, wall lights, further window to the side

Sitting Room

a beautiful dual aspect reception room with feature Inglenook fireplace, tiled hearth and beamed mantle. Wood flooring, fitted display unit and television cabinet, radiator with decorative cover

Snug

accessed via the Hallway, open to the Conservatory, wood block flooring, wall lights, radiator with decorative cover

Kitchen

comprising wall mounted and floor level storage cupboard units, solid worksurfaces with inset sink and drainer unit, fitted dresser unit, integrated fridge, 3 oven AGA, triple aspect, door to:

WALK IN LARDER - shelved, quarry tiled flooring

Inner Hallway

herringbone brick flooring, radiator, doors to the WC and Utility Room

Guests Cloakroom

two piece suite to comprise low level W.C and wash hand basin, radiator

Utility Room

electric cooker point, fitted floor and wall mounted storage cupboard units with inset sink and double drainer unit, oil fired boiler (serving domestic hot water and central heating system), plumbing for washing machine, under counter space for white goods, herringbone brick flooring, window to the side

Rear Hallway/Boot Room

access to the Outside, inner door to the Snooker Room, windows to the rear aspect, quarry tiled flooring

Snooker Room

A generous, versatile reception room, dual aspect providing internal access through to the Conservatory, brick built bar area with shelving, secondary staircase leading to the Spa Room, wood panelling to half height, radiator with decorative cover, coved ceiling

Conservatory

a large, bright southerly facing room with double doors opening out to the Garden, vaulted ceiling with fitted blinds, two radiators, quarry tiled flooring

First Floor Landing

window to the side, wood panelling to half height, radiator with decorative cover, shelved airing cupboard housing hot water cylinder

Principal Bedroom

with a range of fitted bedroom furniture, bench seat, radiator, dual aspect, wall lights, door to the Spa Room

En-Suite Bathroom

four piece suite to comprise fully tiled shower enclosure, panel bath, low level W.C and vanity wash hand basin, walls fully tiled, radiator, frosted window

Spa Room/Annexe Potential/Bedroom Five

currently used as a Spa with a Sauna/Steam cabin, eaves storage, window to the front

Rear Landing

window to the side, stairs leading to the Snooker Room

Bedroom Two

dual aspect, radiator

Bedroom Three

dual aspect, radiator

Bedroom Four

window to the side, radiator, fitted bedroom furniture

Family Bathroom

three piece suite to comprise panel bath, wash hand basin and low level W.C, walls fully tiled, radiator, frosted window

Outside

entry via a five bar gate offering parking for numerous vehicles, turning circle

an established and private plot in excess of TWO & A HALF ACRES comprising of formal and kitchen gardens, small pond, orchard and paddock. No near neighbours offering total seclusion

Car Barn & Workshops

a DETACHED CAR BARN with adjoining workshops, double width garage with up and over door, power, light and water supply connected, pitched roof ideal for conversion to a Home Office or Studio

