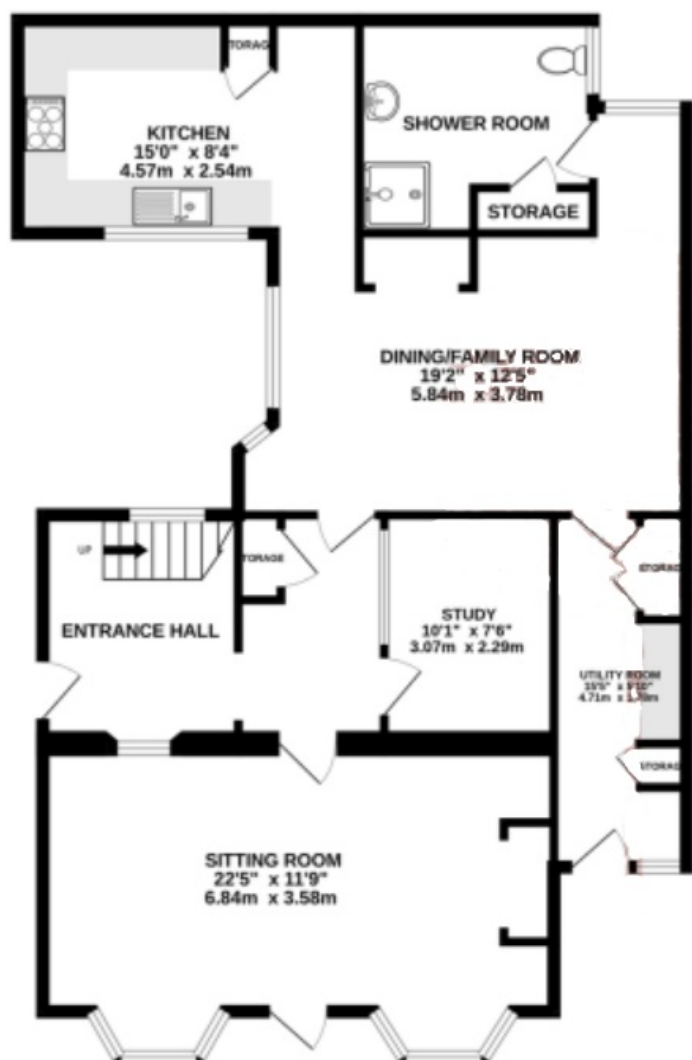




GROUND FLOOR  
1087 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	45
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





This delightful and deceptively spacious cottage occupies a superb spot in the centre of this popular and sought after village renowned for its schools and quality housing stock. Dating back to 17th Century, the property is perfectly placed for access to schools, local shops and the leisure centre, which includes pool, sauna, squash courts and gym, the local park and playing fields with tennis courts and bowling green and importantly for commuters, bus routes and the mainline train station. Full of charm and character, having retained many original features, the homely accommodation briefly comprises; Reception Hall, Sitting Room, Dining/Family Room, Study/Bedroom 5, Kitchen, Utility Room and ground floor Shower Room, Four Bedrooms and Bathroom. Outside, there are delightful enclosed Gardens and off street parking for 2/3 vehicles.



## ROOM DESCRIPTIONS

**Reception Hall**  
Entered via wooden door with glazed panel. Half panelled walls and engineered wood flooring. Stairs rising to first floor accommodation. Large storage cupboard and two radiators. Doors to Sitting Room, Study and Dining/Family Room.

**Sitting Room**  
22' 5" x 11' 9" (6.83m x 3.58m)  
Feature stone built inglenook fireplace with inset wood burning stove. Two radiators and two delightful walk in UPVC double glazed bay windows with seating. UPVC double glazed door opening on to the Garden.

**Study**  
10' 1" x 7' 6" (3.07m x 2.29m)  
Wall Lights and UPVC double glazed window to side.

**Dining/Family Room**  
19' 2" x 12' 5" (5.84m x 3.78m)  
Feature fireplace with tiled hearth and wooden mantle. Vaulted ceiling with exposed beams. Engineered wood flooring. Built in storage cupboard. Low deep silled UPVC double glazed window to side. Opening to Kitchen, door to Inner Hall and door to Utility Room.

**Kitchen**  
15' 0" x 8' 4" (4.57m x 2.54m)  
Fitted with a range of wall and base units with roll edge worksurfaces over. Under hung 'Belfast' sink. Range cooker with extractor over. Wall mounted 'Worcester' combi boiler. Spaces for washing machine and fridge/freezer. Tiled floor, radiator and UPVC double glazed window to rear.

**Utility Room**  
Fitted with a range of larder units and worksurfaces with space below for tumble dryer and other appliance. Tiled Floor. UPVC double glazed door to Garden.

**Inner Hallway**  
Engineered wood flooring and UPVC Double glazed window to side. Door to ground floor Shower Room.

**Ground Floor Shower Room**  
Tiled and fitted with a white suite comprising; shower cubicle with electric shower, pedestal wash basin and low level W.C. Airing cupboard, heated towel rail, and tiled floor. UPVC double glazed window to rear.

**First Floor Landing**  
Loft access. Doors to all Bedrooms and Bathroom.

**Bedroom One**  
11' 8" x 9' 5" (3.56m x 2.87m)  
Built in wardrobes and shelving. Wall lights and radiator. UPVC double glazed window to rear.

**Bedroom Two**  
11' 10" x 10' 6" (3.61m x 3.20m)  
Built in cupboard. radiator and UPVC double window.

**Bedroom Three**  
10' 1" x 7' 4" (3.07m x 2.24m)  
Feature stone built fireplace. Radiator and UPVC double glazed window to side.

**Bedroom Four**  
10' 0" x 6' 0" (3.05m x 1.83m)  
Built in cabin bed with storage space under. UPVC double glazed window to side.

**Family Bathroom**  
Fitted with a white suite comprising; panelled bath with mixer tap and shower attachment, pedestal wash basin and low level W.C. Vinyl tile flooring. UPVC double glazed window to side.

**Rear Garden**  
Fully enclosed by timber panel fencing with double gated access to the rear and single gate access to the front. This delightful garden is predominantly laid to lawn with two areas of paved patio, sleeper edge flower beds and vegetable patch.

**Front Garden**  
Enclosed by natural stone wall and entered via wooden gate. The path leads to the property and a gate to rear garden.

**Tenure & Council Tax Band**  
Tenure: Freehold  
Council Tax Band: F

