

SOLE  
AGENT

## Cherry Grove

Route de Farras | Forest | GY8 0EA

This detached family home boasts an abundance of character and charm with many beautiful features throughout, most notably the original parquet flooring in most of the rooms. Cherry Grove is conveniently located with shops and restaurants nearby while having the benefit of country walks on your doorstep. Accommodation comprises a large lounge, kitchen/breakfast room, conservatory, four double bedrooms, a study/single bedroom, two bathrooms and a WC. To the rear of the property is a mature but low maintenance south-facing garden with mature borders and shrubs. The front garden is also picturesque and houses a small shed, ideal for storing bikes. The gravel driveway provides parking for at least four vehicles, but this could be increased if needed.

5 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

**£895,000**

ESTATE AGENTS & PROPERTY MANAGERS

Shields  
& Rutland

OPENING DOORS SINCE 1993



PHOTOS

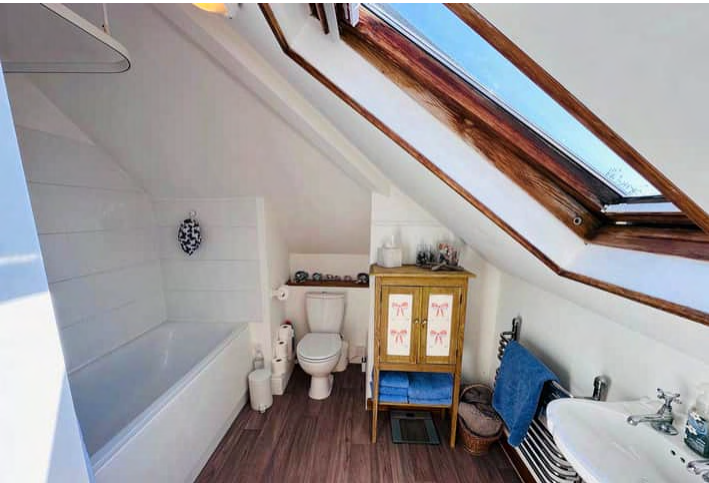




PHOTOS







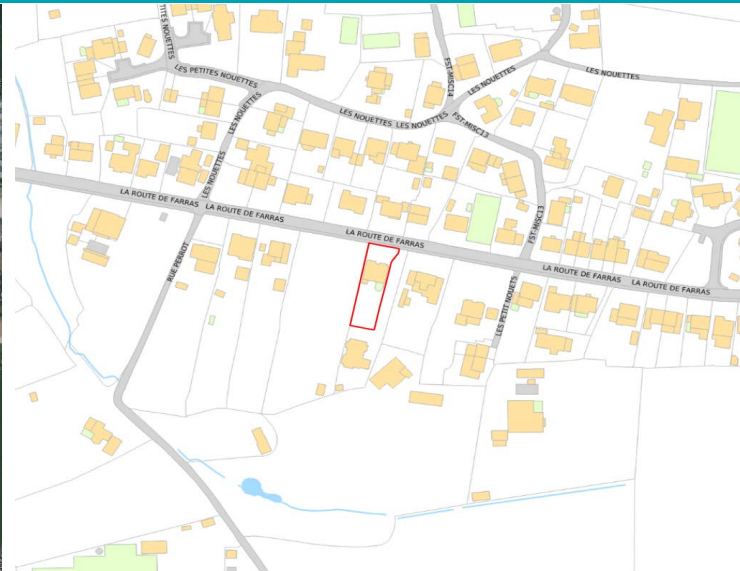
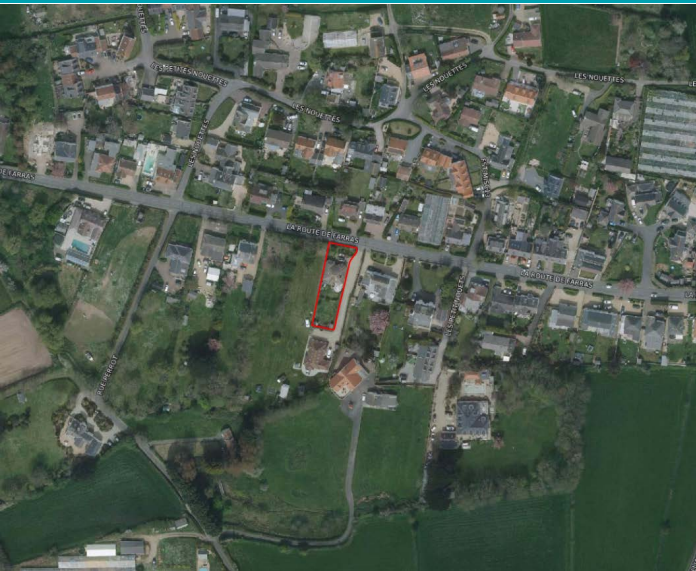


PHOTOS





# SPECIFICATIONS



**Entrance Hall**

5.74m x 2.09m (18' 10" x 6' 10")

**Lounge**

6.57m x 4.88m (21' 7" x 16' 0")

**Bedroom 2**

3.95m x 3.67m (13' 0" x 12' 0")

**Bedroom 3**

3.67m x 3.41m (12' 0" x 11' 2")

**Study/Bedroom 5**

3.66m x 1.95m (12' 0" x 6' 5")

**WC**

1.64m x 0.92m (5' 5" x 3' 0")

**Bathroom**

2.41m x 2.09m (7' 11" x 6' 10")

**Kitchen/Diner**

4.89m x 3.42m (16' 1" x 11' 3")

**Conservatory**

5.17m x 3.40m (17' 0" x 11' 2")

**First Floor Landing**

1.91m x 0.93m (6' 3" x 3' 1")

**Master Bedroom**

6.00m x 4.75m (19' 8" x 15' 7")

**Ensuite**

2.97m x 2.55m (9' 9" x 8' 4")

**Bedroom 4**

3.32m x 3.28m (10' 11" x 10' 9")

**Garden**

To the rear of the property is a mature but low maintenance south-facing garden with mature borders and shrubs. The front garden is also picturesque and houses a small shed, ideal for storing bikes.

**Parking**

The gravel driveway provides parking for at least four vehicles, but this could be increased if needed.

**PRICE INCLUDES**

Curtain/blinds, flooring/carpets and light fittings

**SPECIAL FEATURES**

- Parquet flooring
- Cavity insulated
- South-facing garden
- Convenient location
- Full of character and charm

**SERVICES**

Mains water, electricity and drainage. Oil fired central heating.

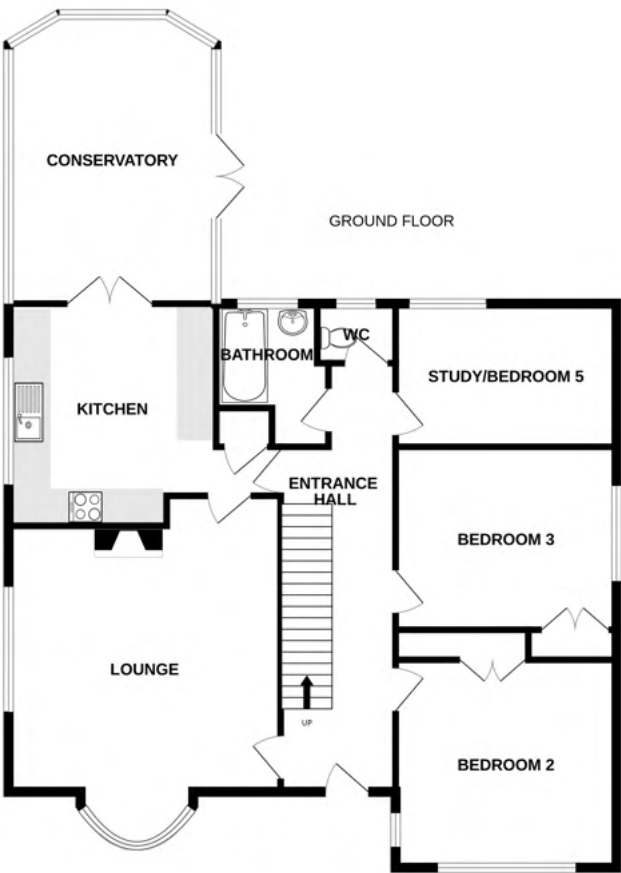
**APPLIANCES INCLUDED**

- Hotpoint slimline dishwasher
- Hotpoint single oven
- Stoves Halogen four ring hob
- Hotpoint washing machine
- Statesman fridge
- Integrated freezer
- Igenix freezer

**SCHOOL CATCHMENT**

Forest Primary School and Les Beaucamps High School





CHERRY GROVE

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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