



- Stunning Detached Cottage Situated in Semi Rural Location
- Four / Five Reception Rooms
- 26ft Refitted Kitchen Breakfast Room with integrated appliances
- Established secluded gardens with large entertainment / courtyard area and heated pool
- Tastefully updated and modernised to offer versatile accommodation
- Large private plot with Open Countryside Views
- Three Luxury Refitted Bathrooms
- Ground floor Annex Potential
- Double Timber Carport and large gravelled parking area
- OFFERED WITH NO CHAIN



Ground Floor

Reception Hall

3.88m x 3.7m (12' 9" x 12' 2"). An open plan reception area approached via double glazed entrance door to front aspect. Double glazed French doors leading out onto the rear courtyard /entertainments area, radiator, wood flooring.

Study / Home Office

5.42m x 4.52m (17' 9" x 14' 10"). A self contained study / home office which can be approached via its own private door. Double glazed windows to front and side aspect, double glazed French doors leading out to the rear garden, radiator, wood flooring. Door to Snug / Sitting Room

Snug / Family Room

6.4m x 4.37m (21' 0" x 14' 4"). Double glazed windows to front and rear aspect, fitted cast iron wood burner, radiator, door to Utility /Cloakroom and latch door to Reception hall.

Utility Room / Cloakroom

Double glazed window to rear aspect. Refitted low level WC, wall mounted wash hand basin, heated towel rail, tiled floor. Large built in Utility cupboard with space and plumbing for automatic washing machine, space for tumble dryer, shelved storage area.

Kitchen Breakfast Room

8.22m x 3.04m (27' 0" x 10' 0"). A light and airy dual aspect kitchen with double glazed windows to front and rear aspect, and double glazed door leading to the courtyard / entertainment area.

A luxury refitted kitchen comprising of inset single drainer sink, a range of base storage cupboards and drawer units, integrated dishwasher, wine fridge, microwave, Fisher and Paykel fridge freezer, AIMS dual control AGA, slate floor. Latch door leading to Dining Room.

Dining Room

4.46m x 3.33m (14' 8" x 10' 11"). Double glazed Bay window to front aspect, slate floor, Original fireplace with fitted cast iron wood burner, built in base storage cupboards, radiator, wall lights, Staircase rising to first floor split level landing area. Doorway leading to Lounge.

Lounge / Drawing Room

8.35m x 5.86m (27' 5" x 19' 3"). An impressive dual aspect lounge with Bi fold doors leading out onto the courtyard and entertainments area, double glazed windows to side and rear aspect, underfloor heating, fireplace with fitted wood burner. The lounge is also fitted out with concealed cinema screen, sound and entertainment system.

First Floor

Split Level Landing Area

Doors leading off to bedroom2 and shower room, double glazed windows to front aspect, Staircase rising to main landing.

Bedroom Two

4.15m x 3.62m (13' 7" x 11' 11"). Dual aspect room with double glazed windows to front, side and rear aspect, wood flooring, radiator, wall lights.

Shower Room

Window to rear aspect. Refitted white suite comprising of fully tiled shower cubicle, low level WC, wall mounted wash hand basin, heated towel rail, radiator, fully tiled walls with inset wall mirror.

Main Landing

Window to rear aspect, doors leading of to Master suite, and bedrooms 3 & 4, loft access

Master Bedroom

8.06m x 4m (26' 5" x 13' 1"). A dual aspect room with Juliette balcony offering open viewings over the rear garden. Double glazed windows to side aspect. A range of mirror fronted sliding door wardrobes extending one wall offering ample hanging and shelved storage space, two radiators, built in sliding door airing cupboard with additional shelved storage. Latch door to En-suite bathroom.

En Suite Bathroom

3.03m x 2.34m (9' 11" x 7' 8"). Double glazed window to side aspect. Luxury refitted four piece white suite comprising of jacuzzi bath, walk in shower cubicle, vanity wash hand basin, low level WC, radiator, heated towel rail, fully tiled floor and fully tiled walls with inset wall mirrors.

Bedroom Three

6.36m x 3.4m (20' 10" x 11' 2"). Double glazed window to rear aspect, radiator. Door to En Suite Shower Room.

En Suite Shower room

Fully tiled shower cubicle, low level WC, vanity wash hand basin, extractor fan, tiled floor, heated towel rail, wall lights.

Bedroom Four

3.42m x 2.37m (11' 3" x 7' 9"). Double Glazed window to front aspect, built in storage cupboard, radiator.

Outside

The grounds are approached via electric remote control sliding gated access which leads to the large gravel vehicular hardstanding area offering secure off road parking for numerous vehicles and double timber and pantile open fronted garage. Immediately to the rear of the cottage is an expansive sheltered courtyard/entertainments area which is predominately block paved with outside lights, an ideal place to enjoy the summer afternoons and evenings. Adjacent to the courtyard is a small raised swimming pool which is heated via an Air source heat pump and fitted with a swim generator.

The court yard leads to a large raised lawn area which is fence enclosed and the rear of the garden is screened with young 'Red Robin' plants. The garden extends to the side of the property where a timber log store / shed are located which houses the oil tank.

There is also an enclosed mature wooded Copse located at the far end of the garden. The garden has been landscaped and designed to enjoy 'outdoor' living. The grounds of the cottage offer open uninterrupted views to both the front and rear..

Agents Notes

The property has oil radiator central heating.

The original part of the cottage was fully rethatched 18 months ago.

The small flat roof area over the master bedroom was replaced with a fibre glass roof approximately 12 months ago.

The property has its own septic tank.

The pool is heated via an Air source heat pump which is regularly serviced.

The cottage is NOT listed.

