

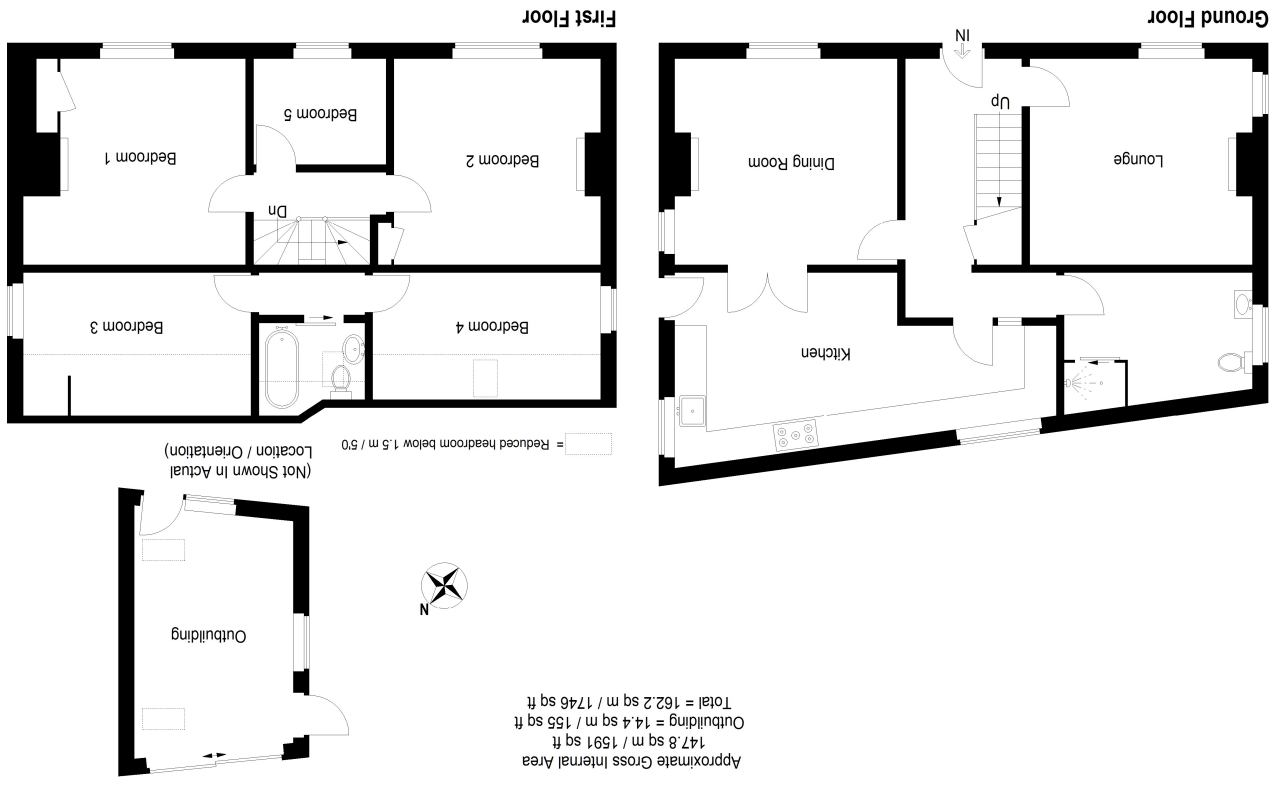
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1030613)  
Housepix Ltd



- Handsome Georgian Family Residence
- Re-Fitted Bathroom And Shower Room
- Private Gated Driveway
- Beautifully Presented Throughout
- Close To The Historic Buckden Towers

- Grade II Listed
- Landscaped Garden
- Versatile Outbuilding/Home Office
- Desirable Village Location



**Heavy Panel Front Door To**

**Reception Hall**

17' 2" x 10' 6" (5.23m x 3.20m) L shaped space  
Original Georgian staircase to first floor, double panel radiator, understairs storage cupboard, recessed lighting, original Georgian panel work, ceramic tiled flooring.

**Shower Room**

10' 5" x 7' 7" (3.17m x 2.31m)  
Fitted in a three piece contemporary white suite comprising low level WC, oversized vanity wash hand basin with mono bloc mixer tap, cabinet storage and drawer units, chrome heated towel rail, glass fronted display cabinet, side sash picture window to side aspect, extractor unit, recessed lighting, powder coated oversized screened shower enclosure with independent shower unit fitted over, ceramic tiled flooring.

**Sitting Room**

13' 9" x 12' 7" (4.19m x 3.84m)  
A light ,double aspect room with sash picture window to front aspect and stained glass picture window to side, double panel radiator, TV point, telephone point, central fireplace with exposed internal brickwork, tiled hearth and fully functional fire basket, recessed lighting.

**Kitchen/Breakfast Room**

25' 7" x 12' 0" (7.80m x 3.66m)  
A light double aspect room with stable door and side sash picture windows to garden terrace and window to side aspect, re-fitted in a range of Shaker style base and wall mounted cabinets finished in grey tones with complementing quartz work surfaces and up-stands, double Belfast sink unit with mono bloc mixer tap and water filter, drawer units and further pan drawers, space for cooking range with suspended extractor unit fitted above, space for American style fridge freezer, spaces for automatic washing machine and tumble dryer, concealed condenser combination gas fired central heating boiler serving hot water system and radiators, recessed lighting, ceramic tiled flooring, glazed internal double doors access

**Dining/Family Room**

14' 1" x 13' 11" (4.29m x 4.24m)  
A light double aspect room with sash picture window to front aspect and window overlooking garden terrace, central feature fully functional fireplace with timber surround and tiled hearth, recessed lighting, glazed internal door to **Reception Hall**.

**First Floor Galleried Landing**

Stairs extending to first floor and secondary landing, exposed timber flooring, inner door to

**Family Bathroom**

6' 6" x 5' 8" (1.98m x 1.73m)  
Velux window to side aspect, re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, roll top ,claw foot bath with hand mixer shower, extensive tiling, double panel radiator, tongue and groove panel work, ceramic tiled flooring.

**Bedroom 3**

14' 4" x 8' 2" (4.37m x 2.49m)  
A double aspect room with side sash picture window to side aspect and Velux window to rear, double panel radiator, recessed lighting, exposed timber floor boards.

**Bedroom 4**

14' 9" x 9' 1" (4.50m x 2.77m)  
Picture window to garden aspect, wall light points, wardrobe recess, extensive eaves storage cupboards, double panel radiator.

**Secondary Landing**

Exposed timber floor boards, recessed lighting, inner door to

**Dressing Room/Bedroom 5**

8' 1" x 7' 1" (2.46m x 2.16m)  
Sash picture window to front aspect, double panel radiator, recessed lighting, exposed timber floor boards.

**Principal Bedroom**

14' 10" x 13' 0" (4.52m x 3.96m)  
Wardrobe recess, storage cupboard, central feature fireplace with timber surround and inset Victoriana fire basket, double panel radiator, recessed lighting, sash picture window to front aspect, exposed timber floor boards.

**Bedroom 2**

13' 0" x 13' 0" (3.96m x 3.96m)  
Sash picture window to front aspect, double panel radiator, recessed lighting, access to loft space with fold down ladder, central brickwork chimney feature and fireplace recess with surround, exposed timber floor boards.

**Agents Note**

The property has been re-wired, re-decorated and is in stunning overall condition.

**Outside**

There are double timber gates accessing the driveway sufficient for one large vehicle. The garden is hard landscaped and planned with low maintenance in mind with extensive brick pampet paving and lower levels of brick paviour, outside lighting, brick constructed planters stocked with ornamental shrubs and trees. There is a pleasantly arranged covered seating area with outside lighting and tap, wall mounted sink unit. The **Outbuilding** measures 15' 1" x 10' 3" (4.60m x 3.12m) This hugely versatile space has an array of uses and has been re-wired, re-roofed, re-decorated and new ceramic tiled flooring. There's a stable door to side, windows to two aspects and Velux windows to two aspects, sliding double glazed patio doors access the seating area.

**Tenure**

Freehold  
Council Tax Band - E

