



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Country Properties. REF: 1298063

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Viewing by appointment only

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Surrounded by views over open Countryside/Farmland.
This spacious 3 bedroom home with gated parking and wrap around garden is one to see.

- Gated off road parking for several cars
- Beautifully landscaped wrap around garden well stocked with flowers and shrubs
- Versatile accommodation with 3 reception rooms
- 13ft Lounge with inset wood burning stove
- All bedrooms with built in storage/wardrobes
- 4 piece bathroom suite with claw foot bath

Ground Floor

Entrance Hall

Stairs raising to first floor. Doors into Living room and Dining room.

Living Room

13' 0" x 12' 4" (3.96m x 3.76m) Leaded light double glazed window to front. Wood effect flooring. Dimplex programmable electric heater. Inset wood burning stove with tiled hearth. Recessed alcove with shelving.

Dining Room

12' 10" x 7' 5" (3.91m x 2.26m) Leaded light double glazed window to front. Dimplex programmable electric heater. Opening into Family room. Door to Bathroom.

Inner Lobby

Under stairs storage cupboard. Opening to Kitchen.

Kitchen

11' 3" x 7' 5" (3.43m x 2.26m) A range of wall and base units with roll edge worksurfaces over. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Space for electric hob. Space and plumbing for washing machine. Space for slimline dishwasher. Ceramic tiled flooring. Chrome heated towel rail. Large opening looking into Family room. Opening into Dining room.

Rear Lobby

Space for fridge freezer. Door into bathroom and opening into family room.

Bathroom

Four piece bathroom with rolled top claw foot bath. Shower cubicle. WC, vanity wash hand basin. Tiled splashbacks. Chrome heated towel rail. Obscure leaded light double glazed window to side.



Family Room

16' 1" x 8' 1" (4.90m x 2.46m) Double glazed window to rear. Double glazed bi-fold doors onto rear garden. Wood effect flooring. Electric Dimplex programmable electric heater.

First Floor

Landing

Airing cupboard housing hot water tank and shelving. Leaded light double glazed window to front overlooking farmland

Bedroom 1

14' 2" x 10' 6" (4.32m x 3.20m) Two double glazed leaded light windows to side. Dimplex programmable electric heater. Built-in wardrobes and overhead storage.

Bedroom 2

13' 11" x 7' 7" (4.24m x 2.31m) Double glazed window to side. Dimplex programmable electric heater. Storage cupboard.

Bedroom 3

12' 8" x 10' 4" (3.86m x 3.15m) Leaded light double glazed window to front. Dimplex programmable electric heater. Built-in wardrobes, dressing table and drawer units.

Outside

Rear Garden

Timber decked area. Laid mainly to lawn with a variety of well stocked mature flowers, shrubs, trees. Power points. Timber shed (to remain). Two garden ponds. Paved pathway leading to paved parking area with secured gated parking for several cars.

Front Garden

Picket fence with paved pathway to front door. Laid to lawn.

Agents Note

The vendor informs us that there is a Septic tank of which is located in the paddock next door and is easily accessible via gated access, padlock with digital code.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

