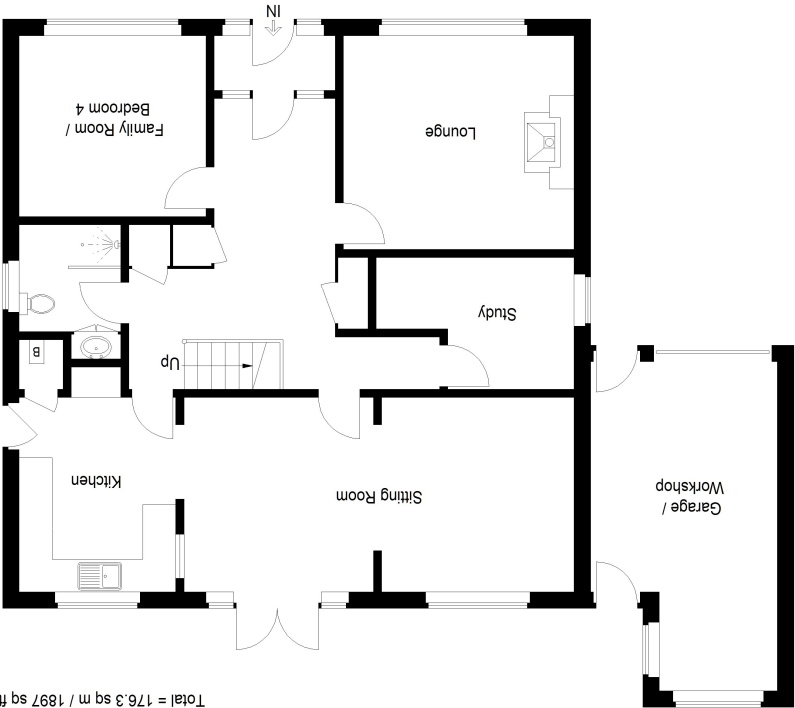


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1194768)

Housepix Ltd



Ground Floor



Approximate Gross Internal Area = 157.5 sq m / 1695 sq ft
Garage / Workshop = 18.8 sq m / 202 sq ft
Total = 176.3 sq m / 1897 sq ft

First Floor



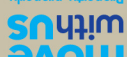
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- Beautifully Positioned Individual Chalet Home
- Quarter Acre Gardens
- Elevated Non Estate Position
- Stunning Open Field And Church Views
- Three Bedrooms And Three Reception Rooms
- Oversized Garaging And Private Driveway
- Hugely Versatile Accommodation
- Desirable Conservation Village Position

Stained Glass Panel Door With Side Panel To

Entrance Porch

5' 11" x 3' 11" (1.80m x 1.19m)

Quarry tiled flooring, exposed internal brickwork, tongue and groove panel work to ceiling, internal glazed door to

Reception Hall

18' 1" maximum x 17' 6" (5.51m x 5.33m)

Oak staircase to first floor, parquet flooring, single panel radiator, coving to ceiling, large shelved storage cupboard, walk in cloaks cupboard with hanging and storage space with an additional shelved storage cupboard.

Family Room/Bedroom 4

11' 5" x 11' 2" (3.48m x 3.40m)

Double panel radiator, coving to ceiling, UPVC picture window to front aspect.

Living Room

14' 1" x 12' 10" (4.29m x 3.91m)

UPVC picture window to front aspect, TV point, telephone point, one single and one double panel radiators, central exposed brickwork chimney feature with inset wood burner and granite hearth with display recesses, wall light points, coving to ceiling.

Ground Floor Shower Room

8' 6" x 6' 0" (2.59m x 1.83m)

Re-fitted in a range of white sanitaryware comprising low level WC, circular mounted surface sink unit with mono bloc mixer tap and cabinet storage, chrome heated towel rail, walk in screened oversized shower enclosure with multi head shower unit fitted above, UPVC window to rear aspect, porcelain floor tiling, recessed lighting, extensive tiling with glass contour border tiling.

Study

12' 6" x 7' 10" (3.81m x 2.39m)

UPVC window to side aspect, single panel radiator, coving to ceiling.

Sitting Room

23' 0" x 12' 3" (7.01m x 3.73m)

A light southerly facing room, enjoying an outlook over the rear gardens with UPVC picture window and French doors to garden terrace, exposed timber flooring, double panel radiator, feature fireplace with moulded timber surround with granite hearth, TV point, telephone point, coving to ceiling.

Kitchen

11' 7" x 9' 6" (3.53m x 2.90m)

A double aspect room with UPVC picture window to garden aspect and glazed stable door to side aspect, fitted in a range of base and wall mounted units with complementing work surfaces and tiled surrounds, appliance spaces, shelved cupboard recess, ceramic tiled flooring, tongue and groove panel work to ceiling, cupboard housing meters and base mounted oil fired central heating boiler serving hot water system and radiators.

First Floor Galleried Landing

Coving to ceiling, double panel radiator, UPVC window to rear aspect with custom shutters.

Bedroom 1

13' 8" x 11' 9" (4.17m x 3.58m)

UPVC window to front aspect, radiator, cupboard leading to eaves storage space.

Bedroom 2

11' 10" x 11' 1" (3.61m x 3.38m)

A light double aspect room with UPVC windows to side and rear aspects, custom fitted shutters, extensive wardrobe range with hanging and shelving, coving to ceiling, radiator.

Bedroom 3

10' 6" x 8' 10" (3.20m x 2.69m)

Single panel radiator, airing cupboard housing hot water cylinder and shelving, UPVC window to front aspect.

Family Bathroom

9' 2" x 5' 8" (2.79m x 1.73m)

Fitted in a three piece white suite comprising low level WC, vanity wash hand basin with cabinet storage and tiling, UPVC window to garden aspect, tongue and groove panel work, chrome heated towel rail, ceramic tiled flooring, panel bath with hand mixer shower.

Outside

The front garden is heavily stocked with a selection of ornamental shrubs, flower beds and borders with a selection of ornamental evergreens and enclosed by low retaining brick walling. The driveway gives provision for one large vehicle accessing the **Garage**. The rear garden is beautifully arranged with wooden constructed planters and a pleasant seating area. Steps lead up to a brick paviour pathway extending to the rear garden with further paved seating area with timber pergola, the gardens are heavily stocked with ornamental trees, a developing orchard and a productive vegetable garden. There are two greenhouses, a further area of paving. The garden is enclosed by a combination of post and rail fencing with mature hedgerow screening and stunning open farmland extending to the rear with open views and good degree of privacy. There is a **Log Cabin** measuring 9' 10" x 9' 8" (3.00m x 2.95m) .

Tenure

Freehold

Council Tax Band - D

