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- Charming Grade II Listed 17th Century Detached Cottage
- Re-Fitted Kitchen And Bathroom Suite
- Versatile Three/Four Bedroom Accommodation
- Hugely Desirable Village

- Thoughtfully Extended Accommodation
- Stunning Landscaped Gardens
- Retaining Many Period Features
- Conservation Area



**Brick Pathway Leading To Storm Canopy Over**

Part glazed panel door with original door furniture accessing

**Entrance Hall**

15' 10" x 5' 2" (4.83m x 1.57m)

Wall light points, exposed timber work, stairs extending to first floor, exposed herringbone brick flooring, leaded internal glazed window to

**Sitting Room**

15' 11" x 14' 2" (4.85m x 4.32m)

A double aspect room with side sash picture windows to front and garden aspects, central, impressive inglenook fireplace with exposed brick chimney feature, under lit recesses, hearth and timber bressumer over, extensive cupboard storage, exposed structural timbers, herringbone brick flooring, TV point, telephone point, under floor heating.



**Dining Room**

14' 0" x 12' 2" (4.27m x 3.71m)

Side sash double glazed side sash picture window to front and further picture window to side aspect, double panel radiator, central fireplace recess with inset coal effect gas fire and timber sill, exposed structural timbers, wall light points, bespoke dresser, inner door to

**Study**

11' 7" x 5' 3" (3.53m x 1.60m)

Side sash picture window to side aspect, exposed structural timber work, recessed lighting, cabinet storage, drawer units, herringbone brick floor.

**Rear Entrance Hall**

6' 9" x 6' 8" (2.06m x 2.03m)

Glazed door and glazed panels to the rear, bespoke shoe cupboard, drawer unit, brick pavement flooring.



**Kitchen/Breakfast Room**

16' 9" x 13' 1" (5.11m x 3.99m)

Fitted in a bespoke range of Shaker style base mounted cabinets with complementing butchers block Oak work surfaces, single drainer one and a half bowl ceramic sink unit with mono bloc mixer tap, secondary double glazed picture window to garden aspect, drawer units and pan drawers, space for cooking range, appliance spaces, integrated automatic dishwasher, Oak display shelving, central under lit chimney feature, extensive ceramic tiling, recessed lighting, timber work to ceiling, free standing cast iron radiator, pavement flooring, internal Oak latch door accesses

**Inner Hall**

6' 7" x 3' 4" (2.01m x 1.02m)

Sealed unit window to side aspect, oiled Oak flooring with under floor heating, inner door to



**Family Bathroom**

8' 2" x 6' 0" (2.49m x 1.83m)

Re-fitted in a four piece white suite comprising low level WC, panel bath, vanity wash hand basin with drawer units and cabinet storage, screened shower enclosure with independent over head shower and hand shower, access to loft space, recessed lighting, chrome heated towel rail, ceramic tiled flooring.

**Bedroom 4/Family Room**

13' 6" x 12' 5" (4.11m x 3.78m)

(3.7 metre ceiling height) High vaulted ceiling, exposed structural timbers, a double aspect room with sealed unit picture window to side and French doors accessing garden terrace to the rear, bespoke cabinet, fixed display shelving, double cabinet, oiled Oak flooring.

**First Floor Galleried Landing**

Leading to

**Cloakroom**

Fitted in a two piece suite comprising low level WC, glass wall mounted wash hand basin with mixer tap, extractor, single panel radiator.

**Principal Bedroom**

20' 4" x 13' 5" (6.20m x 4.09m)

A light triple aspect room with side sash picture windows to front aspect, two picture windows to side and side sash window to rear aspect, exposed structural timber work, central brick work chimney feature, free standing cast iron radiator, bespoke wardrobe range with hanging and shelving, timber floors.

**Bedroom 2**

15' 2" x 8' 1" (4.62m x 2.46m)

Side sash picture window to the rear, exposed brick work chimney feature, shelved display recess, exposed structural timbers.

**Bedroom 3**

13' 9" x 7' 0" (4.19m x 2.13m)

Side sash picture window to side aspect, double panel radiator.

**Outside**

The front garden is pleasantly arranged and laid to ornamental shrubs and flower beds enclosed by low retaining brick walling and neatly tended box hedging. There is a gravel driveway sufficient for three large vehicles enclosed by trellis work and laurel hedging and a selection of established rose beds. Gated access extends to the rear garden measuring approximately 101' 8" x 68' 11" (30.99m x 21.01m) with an extensive paved terrace finished in natural stone. The garden is mature and thoughtfully landscaped with raised sleeper constructed vegetable beds, heavily stocked and established shrub borders with ornamental shrubs and trees, an expanse of lawn, a further stocked flower bed, a range of timber sheds and chicken run, outside power, tap and lighting. There is a central mature Sycamore tree adding maturity to the garden. The garden is enclosed by a combination of panel fencing and mature evergreen screening offering a good degree of privacy.

**Tenure**

Freehold

Council Tax Band - F

Town-and-country

