





**** STONE BUILT COTTAGE IN
HIGHLY REGARDED VILLAGE
LOCATION **** COUNTRYSIDE
VIEWS **** Abode are
delighted to bring to the
market this great opportunity
to purchase a 3/4 bedroom
property offering good size
accommodation and a generous
plot. In brief the property offers
a hall with guest cloakroom,
lounge and dining room, fitted
kitchen with breakfast area.

Three/four bedrooms,
bathroom with bath and a
shower, gardens to the front
and rear, single garage and
parking. OFFERED FOR SALE
WITH NO CHAIN.



 **ABODE**
SALES & LETTINGS

HALL

Entrance door into the hall with doors to -

CLOAKROOM

Low flush wc

KITCHEN

8'9" narrowing to 4'5" x 18'1"

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Plumbing and spaces for a washing machine and dishwasher, fitted oven and hob with extractor hood. Upvc double glazed windows, door to the dining room and open through to the breakfast area.

BREAKFAST AREA

8'10 x 7'7

Upvc double glazed window and a door to the lounge.

LOUNGE

16'4 x 11'5

Log burner, radiator, upvc double glazed window and a door to the dining room.

DINING ROOM

Doors onto the garden, radiator and stairs to the first floor.

FIRST FLOOR

Storage cupboard and doors to -

BEDROOM I

11'11 x 12'9

Upvc double glazed windows with views over the garden and countryside, radiator and fitted wardrobes.



BEDROOM 2

12'9 x 9'4

Fitted wardrobes, upvc double glazed window over looking the church, radiator and a wash hand basin.

BEDROOM 3/OFFICE

Upvc double glazed window to the rear, radiator and stairs to the converted loft.







BATHROOM

Bath with central tap and an electric shower, enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

SECOND FLOOR LANDING ROOM

10'0 x 7'6

Storage cupboard, eaves storage cupboards, sky light window and door to -

ATTIC ROOM/BEDROOM 4

15'1 x 10'0

Radiator, storage into both sides of the eaves, two skylight windows.



OUTSIDE

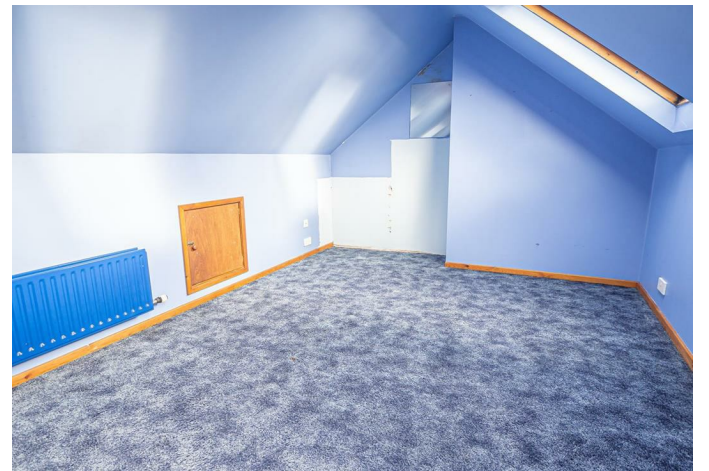
To the front of the property there is a private parking and a garden area. Further communal parking and gated access into the garden. Patio area, lawn with mature plants, gardens shed and countryside views.

GARAGE

16'2 x 9'2

with roof storage.









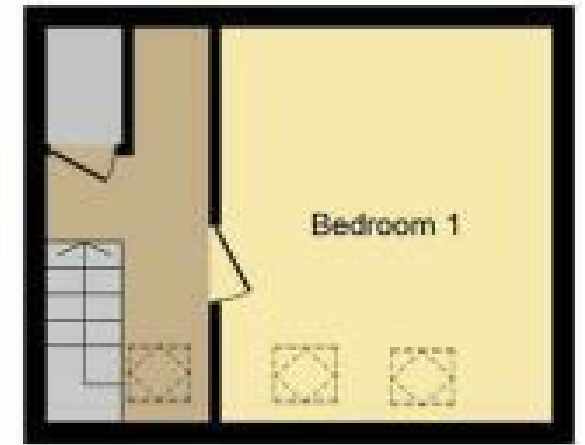




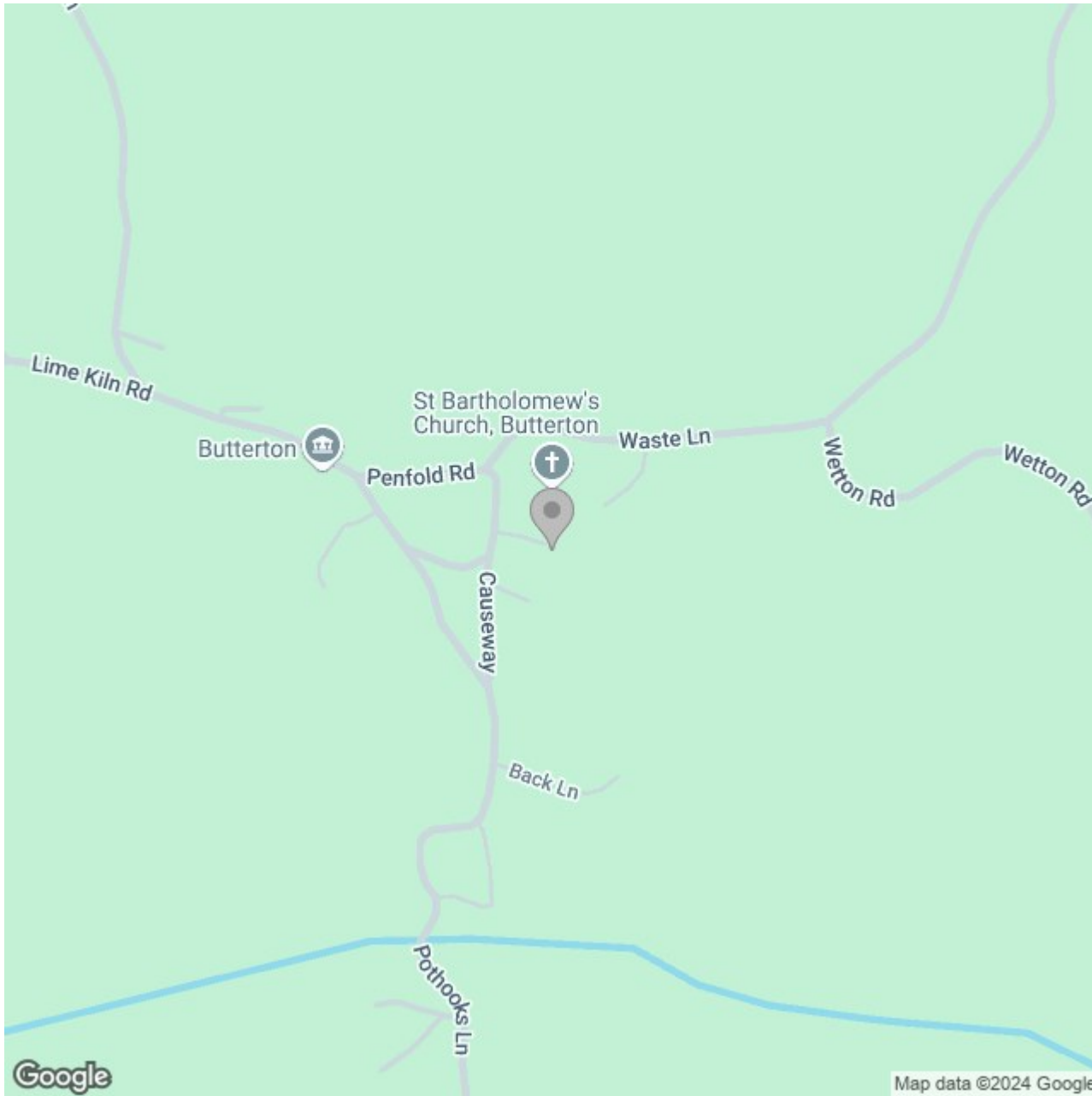
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	66
England & Wales	EU Directive 2002/91/EC 