





An expansive and elegant Victorian residence set in a desirable location, featuring meticulously maintained interiors. The property benefits from three well proportioned reception rooms, a good sized landscaped garden, outside bar/ summer house with power and lighting, four double bedrooms and a beautiful bathroom. Viewing is highly recommended strictly via appointment only.



Upon entering the reception hallway, you'll notice a radiator and a staircase with built-in storage drawers. The original moulded cornice adorns the ceiling, and from here, doors lead to the various rooms within the house.

The lounge features space for a fire, a double-glazed bay window to the front, a radiator, and the original moulded cornice with a ceiling rose.

Moving on to the sitting room, you'll find a double-glazed window overlooking the rear, a radiator, a cornice-decorated ceiling, a log-burning stove, and a door leading to the dining room.

The dining room boasts a double-glazed window to the side, a radiator, and an adjoining door to the spacious kitchen/diner. The modern fitted kitchen incorporates an inset sink unit, work surfaces, a wide selection of wall and base units, and various integral appliances. The kitchen also features a double-glazed window and French doors leading out to the rear garden.

Furthermore, there is a cloakroom/utility room with space for a washing machine, preparation work surface, and WC.

As we ascend to the first floor, we're greeted by the double bedroom one, which is illuminated by a double-glazed window to the front and features double radiators.

Next, we have double bedroom two, located at the rear of the property, with a radiator, a



double-glazed window, and additional loft access.

Moving along, double bedroom three offers a view from the rear aspect through a double-glazed window and includes a radiator.

Lastly, double bedroom four showcases a double-glazed window to the side, a radiator, and an airing cupboard housing the gas-fired central heating boiler.

The family bathroom features a modern fitted suite





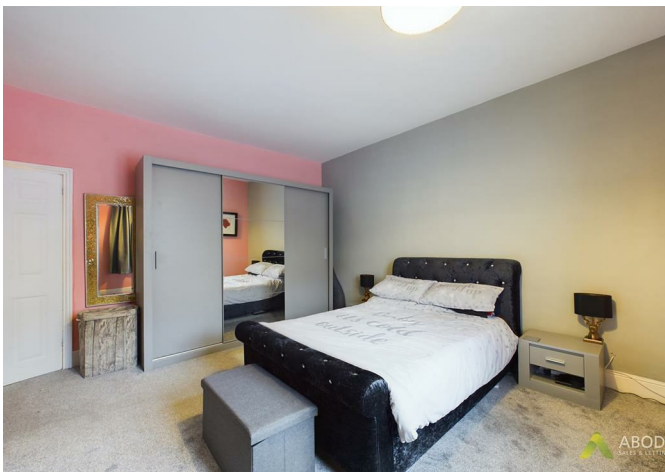


comprising an P-shaped bath with a shower over, a WC, a vanity unit with a top-mounted wash basin, a heated towel rail, a double-glazed window, and a shaver point.



Outside, the home offers off-road parking and gated entry to a meticulously cared-for rear garden, complete with low-maintenance composite decking areas and a mains-powered summerhouse.

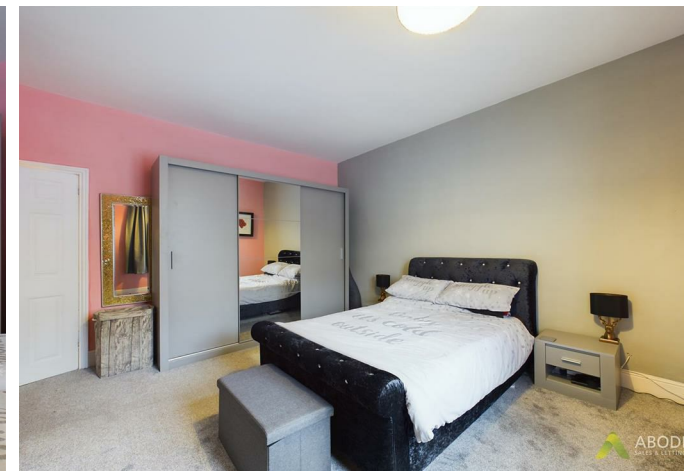






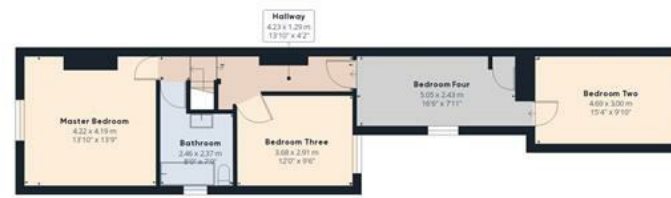








Floor 0 Building 1



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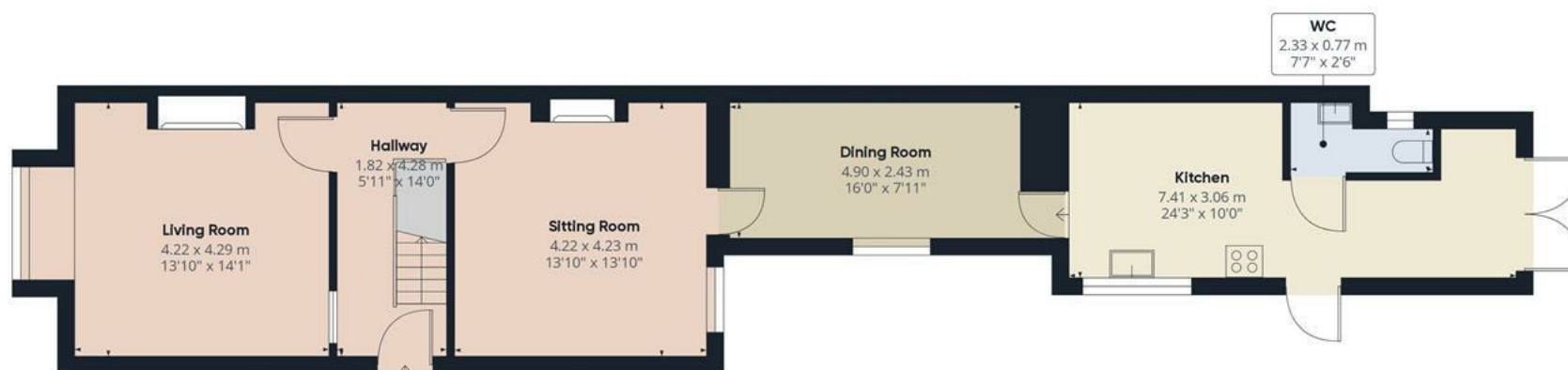
Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
155.21 m<sup>2</sup>  
1670.66 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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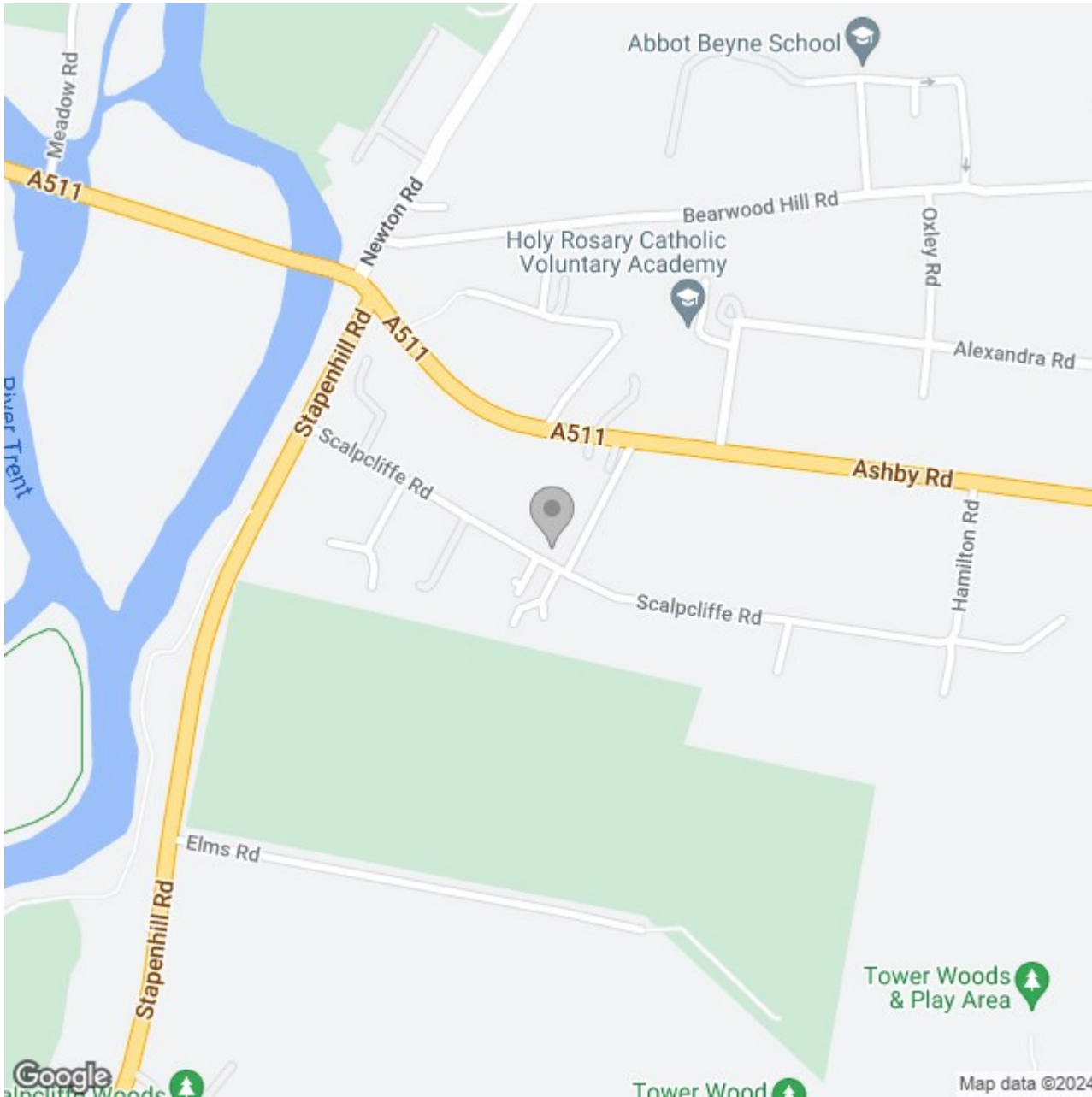
Approximate total area<sup>(1)</sup>

78.59 m<sup>2</sup>  
845.92 ft<sup>2</sup>

Excluding balconies and terraces

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	