





\*\*\*\* LARGE PLOT OF GARDEN AND WOODLAND \*\*\*\* Beautiful rural location offering stunning views over the countryside. Detached property in excellent condition with outbuildings, double garage and a large summerhouse. The property itself offers a reception hall, fitted kitchen with pantry, lounge and a dining room, conservatory and sun room. Three bedrooms, two on the ground floor and one on the first floor, ground floor bathroom with separate shower and an ensuite shower room to the first floor bedroom. Well established and mature gardens surround the property with plenty of lawn and seating areas. Private woodland, ample parking and a 6 x 4m garage.



### HALL

Entrance door into the hall with a radiator and doors to -

### CLOAKROOM

Low flush wc, wash hand basin, heated towel radiator.

### BEDROOM 3

Double glazed window, sky light window and an electric window.

### INNER HALL

Door to the kitchen and dining room.

### KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit with mixer tap. Spaces for all kitchen appliances, quarry tiled floor, modern radiator, double glazed window, built in china cupboard and a walk in pantry.

### DINING ROOM

Double glazed window, radiator and door to -

### HALL

Spiral staircase to the first floor, radiator, double glazed window and doors to -

### LOUNGE

Feature fireplace with log burner, radiator and upvc double glazed window. Door to -

### CONSERVATORY

Upvc double glazed windows and doors onto the garden, radiator, electric heater and a door to -



### SUN ROOM

Re-fitted windows and roof, utility side with cupboards and work surface, plumbing and space for a washing machine, space for a fridge and tumble dryer. The other side offers a work bench perfect for potting, door to the rear porch and onto the garden.

### BEDROOM I

Built in wardrobes and cupboard, radiator, two double glazed windows and a radiator.







## BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, towel radiator, enclosed shower, double glazed window.

## FIRST FLOOR

### BEDROOM 2

Double glazed velux window offering amazing views, radiator, storage cupboards and door to -

### EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and storage cupboard.

## OUTSIDE

Approached via a lane leading to this property and the farmers fields. The garden has been enclosed and offers ample parking, well maintained and established gardens offering lawns, borders and beds of flowers and shrubs. Vegetable plot and polly tunnel, fruit trees and bushes. Timber summer house and detached out building offering a work shop, store and wood store. Private woodland and stunning views over the countryside. Detached \*\*\*\* APPROXIMATELY 3 ACRE PLOT OF GARDEN AND WOODLAND \*\*\*\* Beautiful rural location offering stunning views over the countryside. Detached property in excellent condition with outbuildings, double garage and a large summerhouse. The property itself offers a reception hall, fitted kitchen with pantry, lounge and a dining room, conservatory and sun room. Three bedrooms, two on the ground floor and one on the first floor, ground floor bathroom with separate shower and an ensuite shower room to the first floor bedroom. Well established and mature gardens surround the property with plenty of lawn and seating areas. Private woodland, ample parking and a 6 x 4m garage with power and light.



















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

125.2 m<sup>2</sup>  
1347.64 ft<sup>2</sup>

**Reduced headroom**

0.75 m<sup>2</sup>  
8.07 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

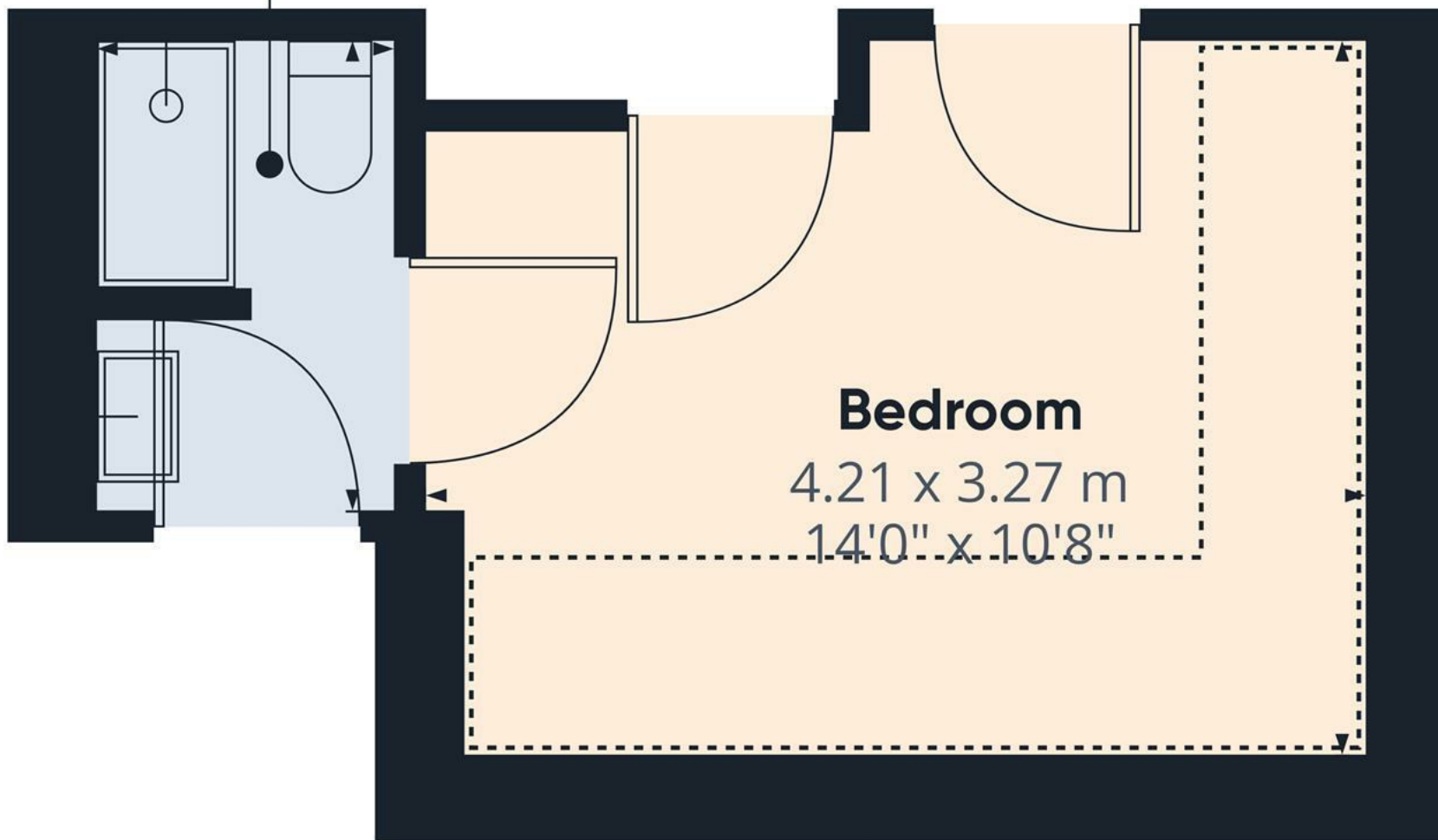
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Floor 0



## Bathroom

1.40 x 2.18 m  
5'0" x 7'1"



## Bedroom

4.21 x 3.27 m  
14'0" x 10'8"

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

15.86 m<sup>2</sup>

170.72 ft<sup>2</sup>

### Reduced headroom

5.19 m<sup>2</sup>

55.86 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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