







\*\*\*\* FULLY MODERNISED PROPERTY IN STUNNING POSITION WITH COUNTRYSIDE VIEWS \*\*\*\*

This lovely home offers perfect and flexible living accommodation comprising an entrance hall, lounge and sitting room/family room, refitted high specification open plan kitchen with built in appliances, walk in pantry and a utility room. Sunroom with resistance pool/jacuzzi overlooking the garden. Four double bedrooms, two on the ground floor, master with en suite shower and a ground floor refitted bathroom with free standing bath and shower. Two first floor double bedrooms linked with a Jack and Jill shower room.

Gated access onto a long drive to, ample parking and turning area, covered wood store and a detached double garage. Landscaped gardens with lawns, seating areas and pergola overlooking the fields. A VIEWING APPOINTMENT IS HIGHLY RECOMMENDED





## HALL

Entrance door into the hall with radiator, wood effect flooring and doors -

## LOUNGE

Feature fireplace, radiator and upvc double glazed window to the front with views over the countryside. Doors through to -

## OPEN PLAN DINING KITCHEN

High specification kitchen offering wall mounted, base and drawer units with Quartz work surfaces and matching island with breakfast bar. Double bowl Belfast style sink, space for a range style cooker, fitted microwave oven, integrated dishwasher, and space for an American style fridge freezer. Wood effect flooring, radiator, doors onto the garden, lantern roof, door to the walk in pantry and utility room.

## PANTRY

Walking in pantry with cupboards, worktop and shelves.

## UTILITY ROOM

Matching units and Quartz worktop, larder cupboards housing the washing machine and tumble dryer, radiator, wood effect flooring, door to the garden.

## SITTING ROOM/FAMILY ROOM

Radiator and upvc double glazed window to the front.



## SUN ROOM

Overlooking the garden, upvc double glazed windows and doors, tiled floor, radiator and a resistance pool/jacuzzi.

## BATHROOM

Refitted bathroom comprising a free standing bath, walk-in shower with rainfall shower, vanity sink unit with wash hand and storage cupboard, low flush, radiator and tiled floor.











## MASTER BEDROOM

Upvc double glazed window and patio doors, radiator and door to the ensuite.

## EN SUITE

Walk in shower with rainfall shower, vanity sink unit with wash hand basin and storage under, low flush wc, radiator, tiled floor and a upvc double glazed window.

## BEDROOM

Wardrobes, radiator and two upvc double glazed windows.

## INNER HALL

Stairs to the converted loft.

## BEDROOM

Wardrobes, sky light window, upvc double glazed window to the side, radiator and a door to the bathroom.



## SHOWER ROOM

Shower cubicle, with electric shower, low flush wc, fitted storage, wash hand basin, radiator and door to -

## BEDROOM/DRESSING ROOM

Skylight window, radiator and access into the eaves.

## DOUBLE GARAGE

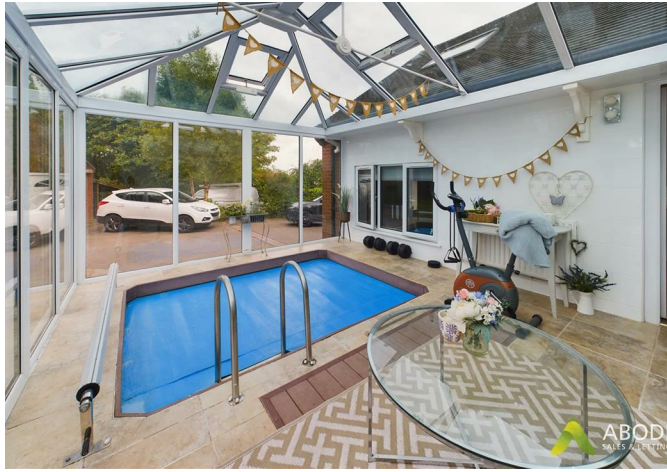
With up and over door, power and lights.

## OUTSIDE

Gated access onto a long drive up to ample parking and turning. Side covered area/wood store and garden area. Front lawn, mature shrubs and plants, paved seating area with lovely views over the countryside. The rear garden has been landscaped to offer a lawn, paved and decked seating area with pergola overlooking the fields. Water feature, mature plants and raised beds.



























ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS

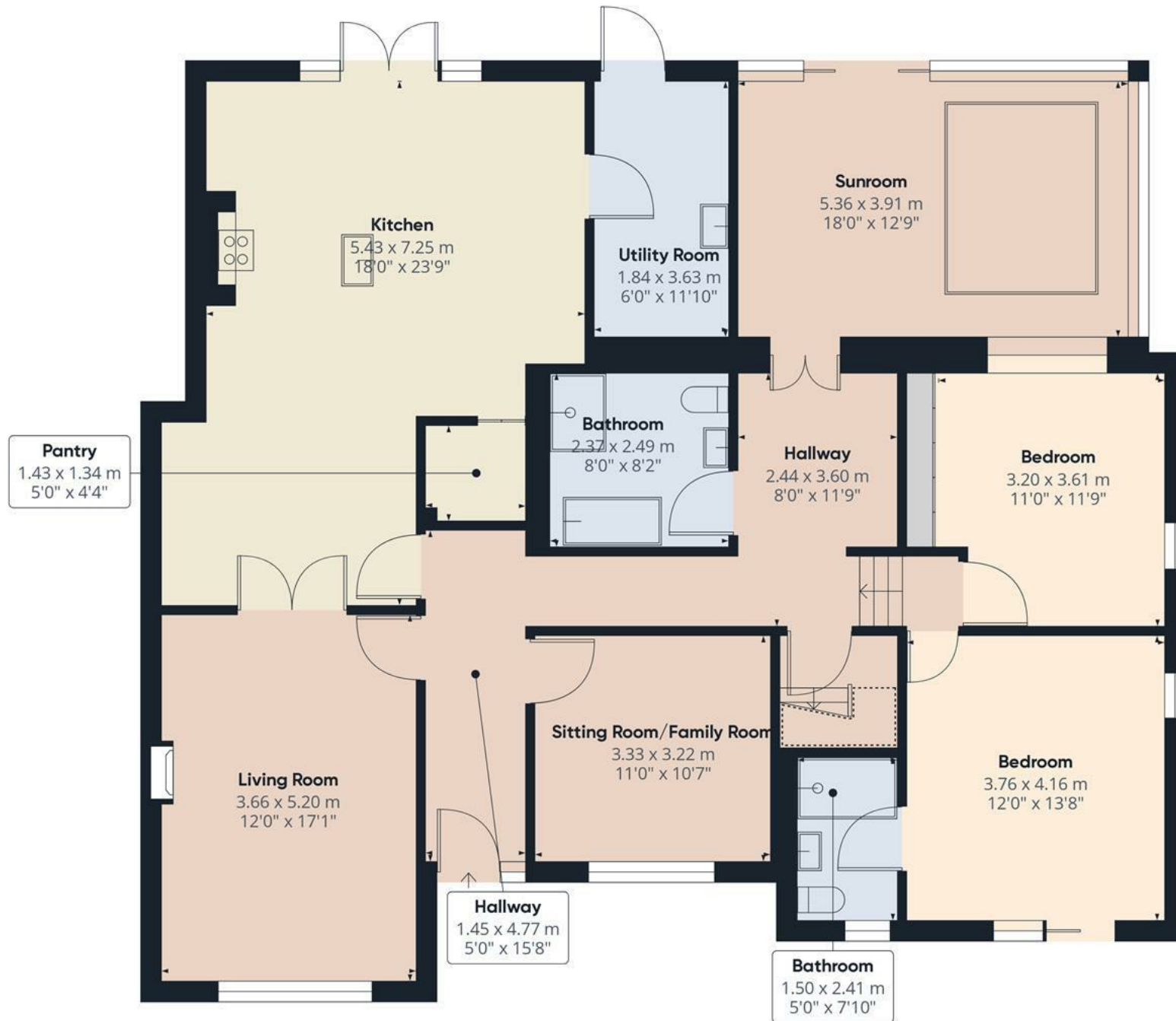


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Floor 0

**Approximate total area**

154.81 m<sup>2</sup>

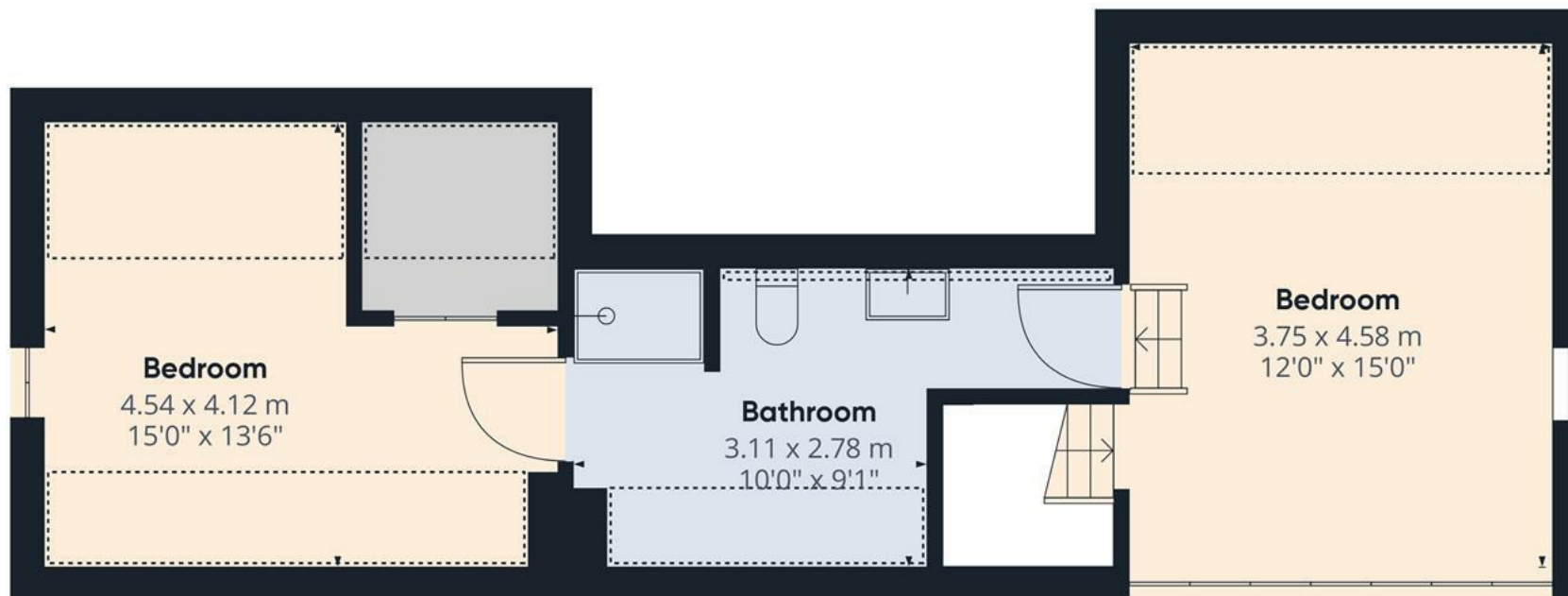
1666.36 ft<sup>2</sup>

(1) 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.

GIRAFFE360





**Approximate total area**

45.77 m<sup>2</sup>  
492.66 ft<sup>2</sup>

**Reduced headroom**

12.76 m<sup>2</sup>  
137.35 ft<sup>2</sup>

(1) Excluding balconies and terraces

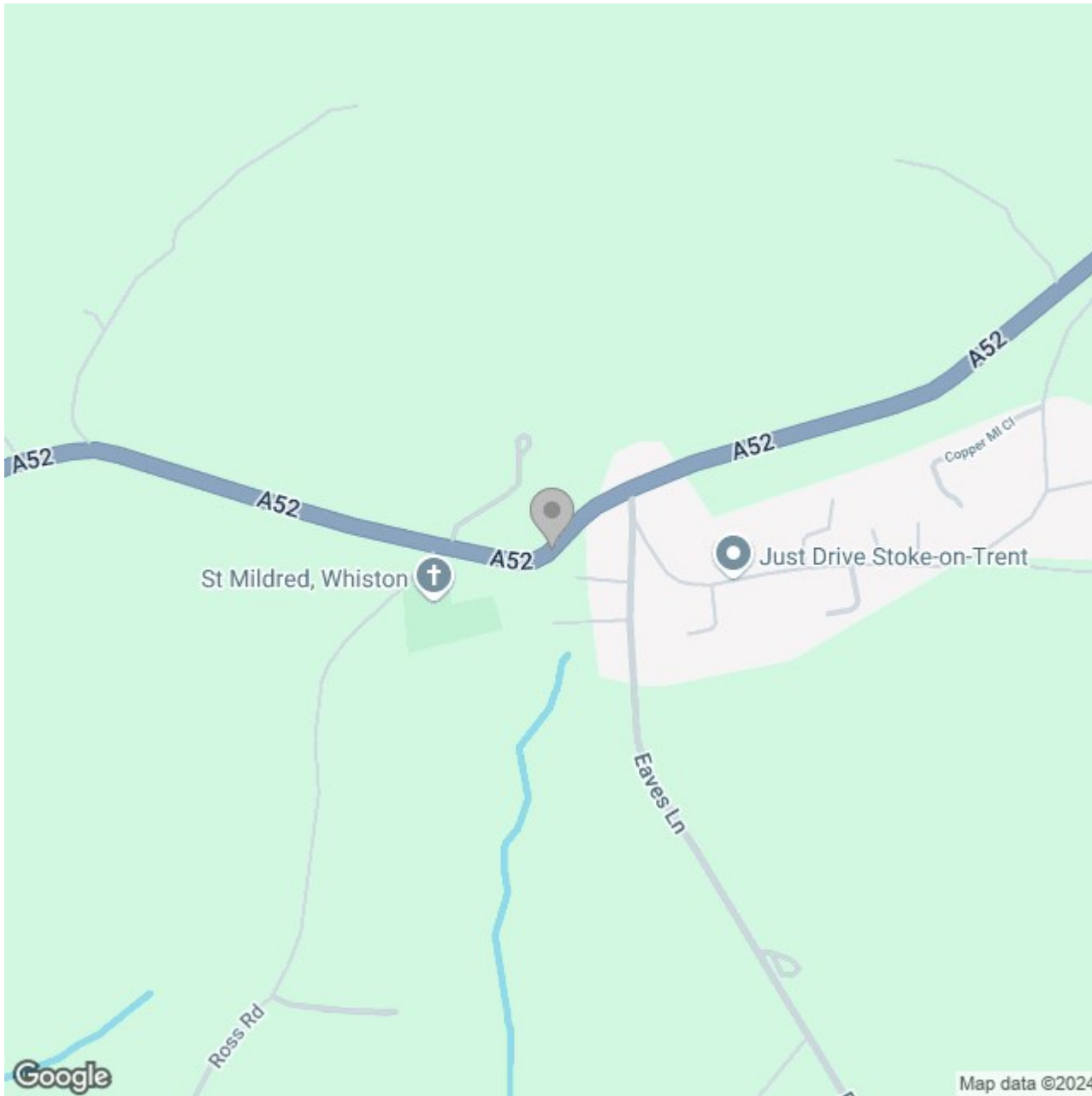
 Reduced headroom  
(below 1.5m/4.92ft)

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**Floor 1**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	82
(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	