







ABODE Estate Agents are delighted to present for sale this immaculately presented detached family home, set on a generous plot in the picturesque village of Doveridge. Spacious and well-appointed, this is a rare opportunity to secure a beautiful family residence in a highly sought-after location with excellent local amenities and outstanding road links.

The property offers impressive accommodation, including a large kitchen/living area featuring an array of high-quality wall and base units, integrated appliances, and a wine cooler. A separate utility room and a downstairs cloakroom provide additional practicality. The lounge is generously sized and centres around a striking feature fireplace. An additional reception room offers versatility, ideal as a study, office, or potential fifth bedroom. The ground floor also includes a double bedroom complete with an en-suite, perfect for elderly relatives and extended families.

On the first floor, the spacious main bedroom benefits from a walk-in wardrobe or cot room, along with an en-suite bathroom. Two further double bedrooms and the main family bathroom complete the upstairs layout.

Spanning circa 2,500 square feet, the home includes underfloor heating to the tiled and panelled areas on the ground floor, has external CCTV, hardwired Ring doorbell, and is offered for sale with no upward chain.

Externally, the property enjoys a large plot, with a lawned garden, driveway, and garage at the front. The rear garden boasts a spacious patio area and mature planting, offering an ideal space for outdoor living and entertaining.





## Reception Hallway

Featuring a bespoke gable A-frame extension with 3x aluminium double glazed windows to front and side elevations, glass panelled oak staircase rises to a gallery landing, vertically mounted central heating radiator, thermostat, spotlighting to ceiling, smoke alarm built-in utilities cupboard with shelving, internal doors lead to:

## Sitting Room/Bedroom Five

With aluminium double glazed window to the front elevation, vertical mounted central heating radiator, x2 TV aerial points, x2 Ethernet portals, master telephone socket and spotlighting to ceiling.

## Living/Dining Kitchen

The bespoke and greatly extended living/dining kitchen features a range of matching base and eye-level storage cupboards and drawers with granite drop edge preparation work surfaces. A range of integrated appliances include a four ring induction hob, bespoke extractor, full height fridge, double Neff ovens/grill, wine cooler, Bosch dishwasher, a composite sink and drainer with mixer tap, wine rack, carousel kidney storage unit to corner cupboard, breakfast bar and remote controlled opening skylight.

The living and dining space features a glass lantern and a skylight to ceiling, aluminium double glazed sliding doors to the rear patio and double glazed bi-folding doors to the side elevation, thermostat, internal sliding door leading to:

## Utility Room

With a double glazed aluminium window to the rear elevation and a double glazed door leading to the rear patio, tiled flooring throughout, matching base level storage cupboards with wood block effect drop edge preparation work surfaces, plumbing space and freestanding space for further white goods, sink and tap, built in Neff freezer, Worcester Bosch oil fired boiler, spotlight into ceiling, internal door leading to:



## W.C.

With a double glazed aluminum frosted window to the side elevation, tiled flooring throughout, low level WC, vanity wash hand basin with mixer tap and tiled splashback, central heating radiator, consumer unit, pressurised hot water system and extractor fan.











### Bedroom (Ground Floor)

With an aluminium double glazed window to the side elevation, TV aerial point, ethernet port, central heating radiator, dimmer switch lighting, internal door leading to:

#### En-suite

Featuring a three-piece shower room suite comprising of low-level WC, vanity wash hand basin with mixer tap, corner shower cubicle with waterfall showerhead and complementary tiling to both floor and partial wall coverings, chrome heated towel radiator and spotlighting to ceiling and extractor fan.



### Lounge

With a focal point cast-iron log burning fireplace and tiled hearth, 2x aluminium double glazed windows to the front elevation, two vertically mounted central heating radiators and extractor fan.

### First Floor Landing

With 2x double glazed Velux windows to front, central heating radiator, thermostat, internal doors lead to:

#### Bedroom One

With an aluminium double glazed Velux window to the front elevation, aluminium double glazed window to the side elevation and a further double glazed unit to rear, central heating radiator, eaves storage space, dressing room; which could also be utilised as a cot room or walk-in wardrobe; the dressing room has a double place velux window and central heating radiator. Internal door from the bedroom leads to:



### En-suite

With a aluminium double glazed frosted glass window to the rear elevation, featuring a three-piece shower room suite comprising of low level WC, vanity wash hand basin with mixer tap and base level storage, double corner shower cubicle with waterfall showerhead and complementary tiling to wall coverings, chrome heated towel radiator and extractor fan.

### Bedroom Two

With an aluminium double glazed window to the rear elevation and central heating radiator.

### Bedroom Three

With an aluminium double glazed window to the rear elevation, TV aerial point, ethernet port and central heating radiator.

### Bathroom

With a double glazed velux window to front elevation, featuring a four piece family bathroom suite comprising of low level WC, freestanding bath unit with showerhead attachment and mixer tap, double shower cubicle with waterfall showerhead and complementary tiling to both floor and wall coverings, vanity wash hand basin with mixer tap, spotlighting to ceiling, heated towel radiator, built-in storage cupboard with folding door and extractor fan.

### Garage

The 1 and 1/2 sized garage has an electric up and over door to the front elevation, frosted glazed window to the side elevation and external door, access to loft space via loft hatch, eye level shelving, internal door leading to:

The garage has a useful workshop area to the rear, which houses workbench, ceramic Belfast sink, independent circuit breaker system, eye level shelving and two doors leading to the exterior.





















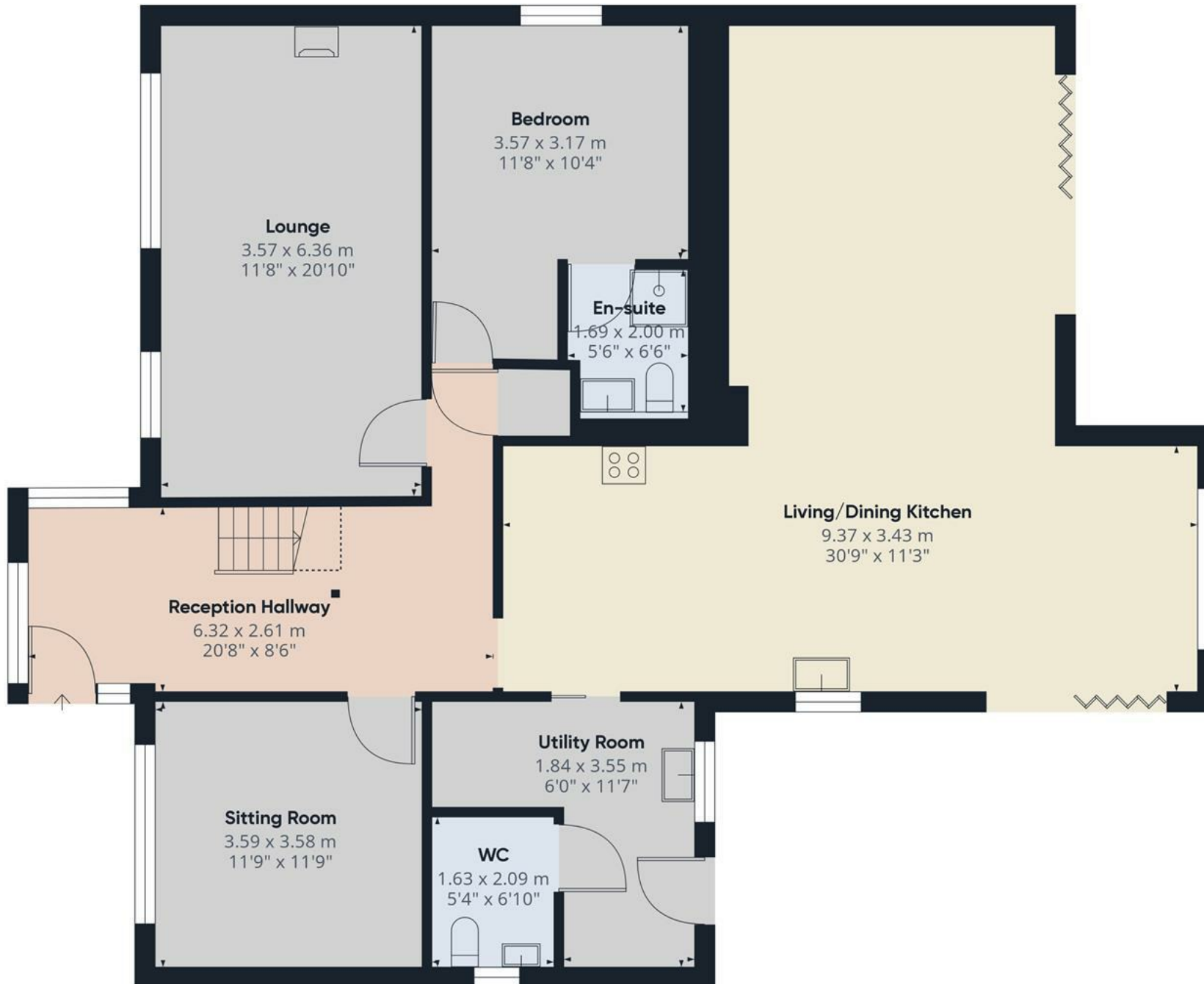












Floor 0 Building 1

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

141.97 m<sup>2</sup>  
1528.15 ft<sup>2</sup>

**Reduced headroom**

1.44 m<sup>2</sup>  
15.5 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

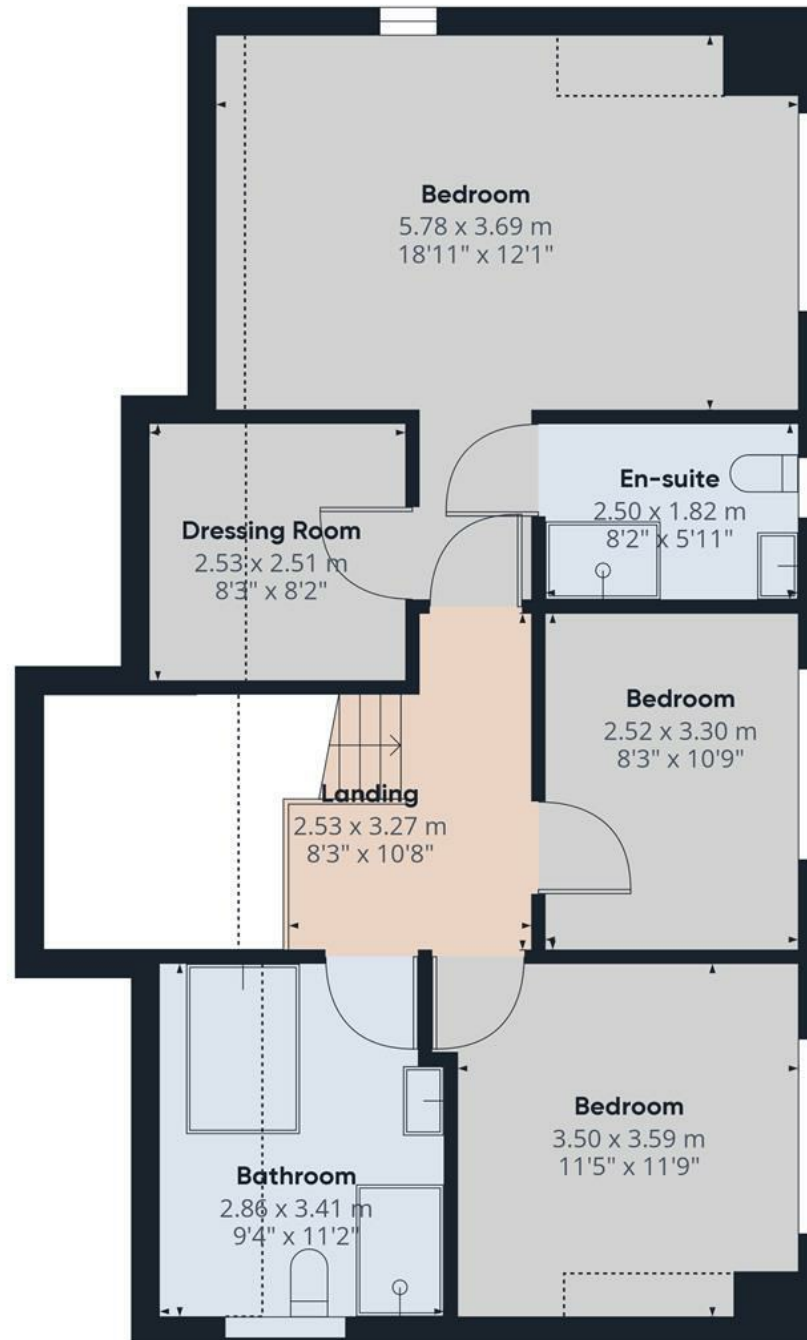
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





Floor 1 Building 1

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

71.13 m<sup>2</sup>

765.64 ft<sup>2</sup>

**Reduced headroom**

13.56 m<sup>2</sup>

145.96 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

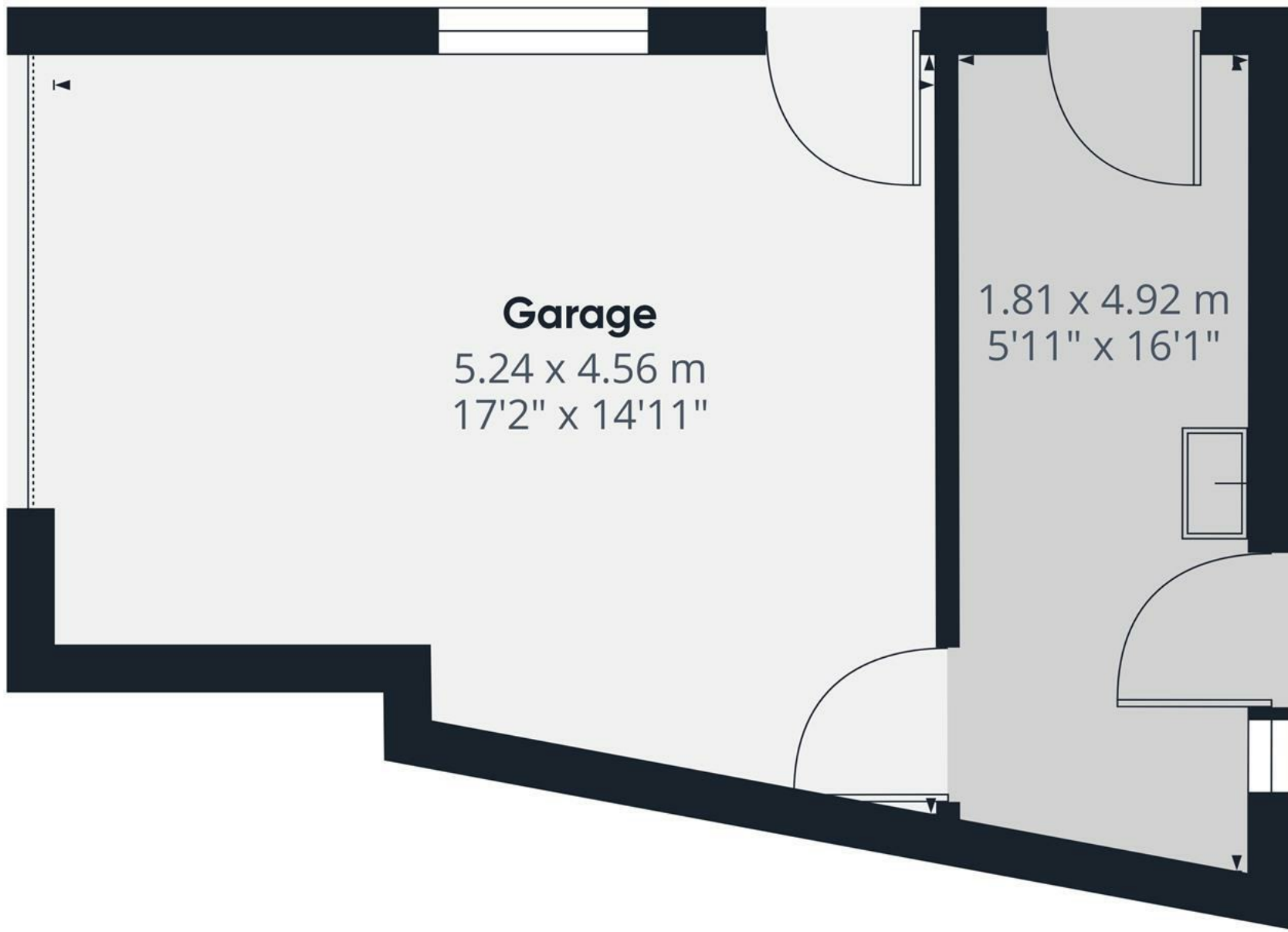
..... Below 1.5 m/5 ft

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**GIRAFFE360**





**Garage**  
5.24 x 4.56 m  
17'2" x 14'11"

1.81 x 4.92 m  
5'11" x 16'1"

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

30.32 m<sup>2</sup>  
326.36 ft<sup>2</sup>

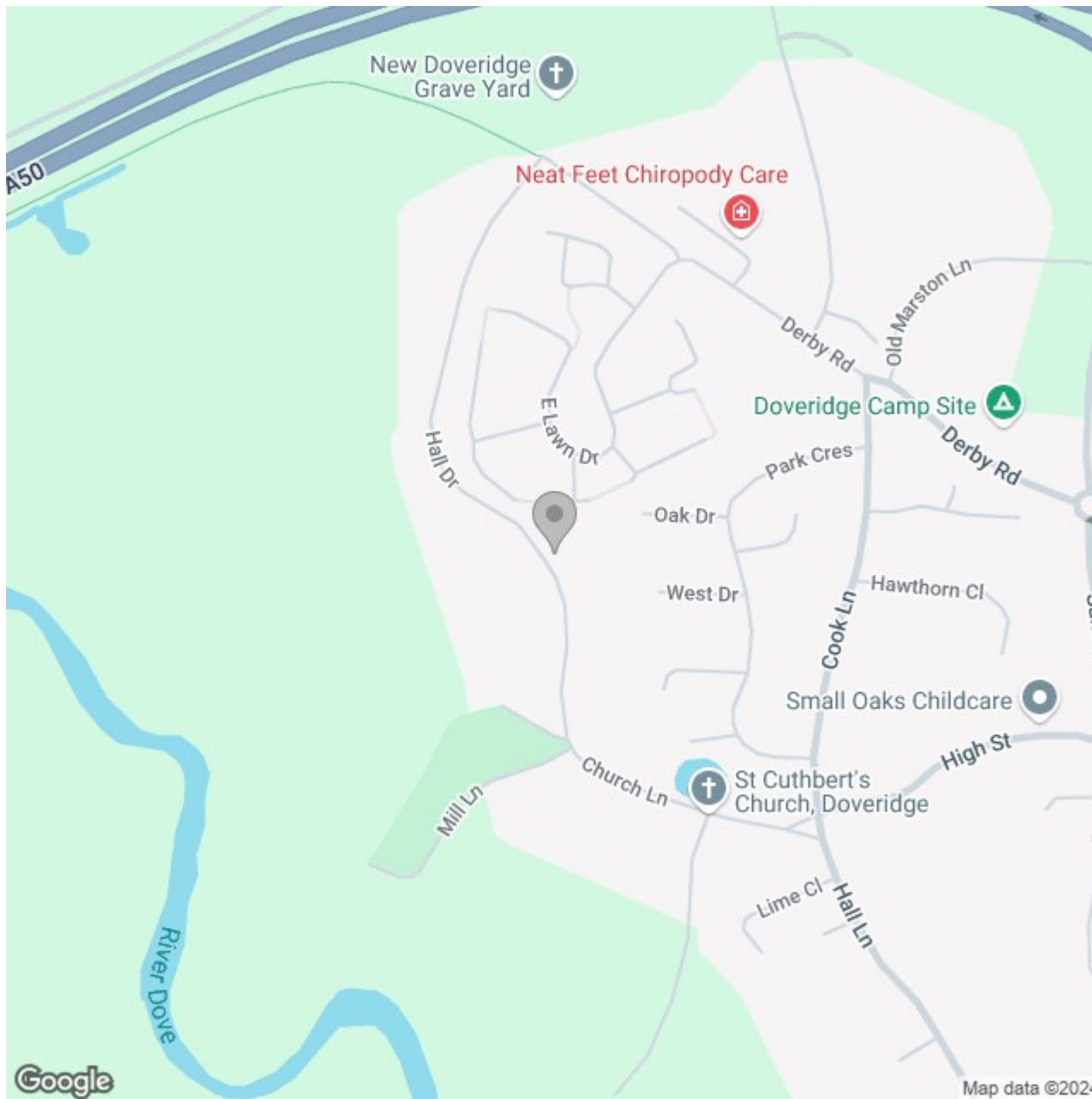
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	