





This exceptional five-bedroom detached Victorian home is rich in character and beautifully maintained, set within a stunning plot of just over a third of an acre. Offering spacious accommodation, it features three reception rooms, including an expansive sitting room, a large utility room, a cellar, and five well-proportioned double bedrooms. The property benefits from a generous driveway, a garage with a workshop, and modern efficiency with two air source heat pumps and solar panels. A truly remarkable home that blends timeless charm with practical living.



**ABODE**  
SALES & LETTINGS



## Accommodation

### Ground Floor

The ground floor of this stunning Victorian home is a perfect blend of character and practicality, beginning with a striking front entrance door featuring lead-lined glazed panels and a beautiful stained glass window above. Stepping inside, the entrance hallway immediately impresses with immaculately kept Minton tiled flooring, stepped-down original coving, a central heating radiator, and elegant panelled doors leading to the ground floor rooms. The staircase rises to the first floor, while a further door provides access to the cellar.

To the left, the sitting room is a magnificent space, originally two separate rooms now seamlessly connected. A log-burning stove with a tiled hearth and Adam-style surround serves as a focal point, while two traditional French doors open onto a covered front patio, also laid with Minton tiling. Above the doors, two stunning stained glass windows add to the period charm. The ceiling boasts stepped-down traditional coving, and an opening leads to the extended section of the sitting room, which features a central heating radiator and windows to the side and rear elevations. The sash window to the rear offers a picturesque view over the garden, filling the space with natural light.

To the right of the hallway, a panelled door leads to the elegant formal dining room, another beautifully proportioned space with a log-burning stove, a central heating radiator, and stepped-down coving to the ceiling, complemented by a ceiling rose. A stunning bay-fronted sash window enhances the room's grandeur, allowing in plenty of light and adding to the home's rich character.

From the dining room, a door leads into an inner hallway, which provides access to the study—a later addition to the property. This versatile room features windows to the front and side elevations, a central heating radiator, and ample space for use as a home office, hobby room, or additional sitting area.

Returning to the inner hallway, an opening leads through to the kitchen, which is a well-appointed and spacious room. Fitted with a selection of matching wall and base units, the kitchen provides generous storage and extensive quartz worktop space, including large under-counter drawer units designed for pots and pans. There is space for a cooker and freezer, a heated ladder towel rail, and a window to the rear elevation offering a garden view.

From the kitchen, a door leads into the substantial utility room, an excellent addition to the home. This large space provides

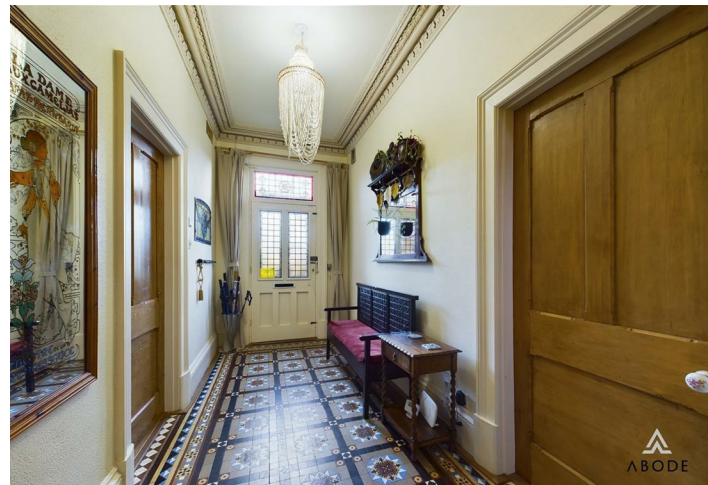


plenty of room for white goods, additional storage, and hanging space, while a Belfast-style sink adds to the traditional charm. A central heating radiator helps with drying clothes, and windows to the front and rear elevations bring in natural light.

A further opening from the utility room leads into an additional hallway, which provides a secondary entrance via a UPVC double-glazed door to the front of the property. This hallway also houses a staircase leading to the fifth bedroom, offering a separate and private access point.

At the far end of the entrance hallway, a further door leads to the WC cloaks, fitted with a wash hand basin and a low-level WC, with a window to the rear elevation featuring opaque glass for privacy. Another door provides further access to the rear garden, completing the layout of this wonderfully spacious and character-filled ground floor.







#### First Floor

The first-floor landing is a spacious and beautifully appointed area, having a loft hatch with pull down ladder leading to two fully boarded spaces, a large rear-facing sash window that provides a picturesque view over the garden. From here, doors lead to four well-proportioned bedrooms, a shower room, and the family bathroom, while an additional storage area offers space for towels and an airing cupboard.

To the left, the fourth bedroom is a generous double with a sash window overlooking the rear garden, a central heating radiator, and a connecting door to the fifth bedroom. This adjoining room, also accessible via a separate staircase from the rear hallway, features a front-facing window, built-in storage, and a central heating radiator. It offers versatility as either an additional bedroom, a dressing room, or even a private living space for a family member. If desired, the connecting door could be enclosed to create a completely independent room.

The master suite, located at the front of the property, is a stunning space with a beautiful bay-fronted sash window that frames views of the surrounding area, including the nearby church. The room features a central heating radiator, coved ceiling, and an open-plan wash area, complete with a vanity unit, wash hand basin with mixer tap, a further central heating radiator, and a front-facing window.

Adjacent to the master bedroom, the second bedroom is a well-sized double, illuminated by two front-facing sash windows. This elegant space benefits from a central heating radiator and a wash hand basin with a mixer tap set within a vanity unit. The third bedroom, positioned at the rear of the property, is another excellent double, featuring a sash window overlooking the garden, a central heating radiator, and a coved ceiling.

Completing the first floor, the shower room comprises a three-piece suite with a shower cubicle, wash hand basin, and low-level WC, along with a sash window with opaque glass to the rear elevation. The spacious family bathroom includes a further three-piece suite, featuring a wash hand basin, low-level WC, and bath, complemented by partially tiled walls, a heated ladder towel rail, and a side-facing window.

#### Outside

The exterior of this stunning Victorian home exudes charm and kerb appeal, with a beautifully sculpted front garden and an inviting approach. A sweeping block-paved driveway leads to the front of the property, complemented by wrought iron gates that provide vehicular access to the rear. The meticulously maintained front garden, carefully landscaped by the current owners, features a variety of mature shrubs, trees, and plants, enhancing the home's character. Steps lead up to a

striking Victorian-style covered veranda, complete with an ornate mosaic-tiled patio area, providing a grand entrance to the property.

To the side, the wrought iron gates open to a driveway extending to the rear, where the expansive garden unfolds. This generous outdoor space is predominantly laid to lawn, interspersed with an array of mature trees, shrubs, and planted borders. A block-paved pathway leads to the bottom of the garden, where a dedicated vegetable-growing area offers the opportunity for homegrown produce.

At the rear, a substantial garage and workshop provide excellent storage and workspace, with the garage benefiting from a fully boarded loft space for additional storage. Adjacent to the garage, two air source heat pumps enhance the property's efficiency. The rear section of the garden features extensive block paving, seamlessly continuing from the driveway, creating a practical and well-structured layout. Enclosed in part by timber fencing and mature hedgerow, the garden enjoys a wonderful sense of privacy and tranquillity, backing onto picturesque woodland, making it a truly special outdoor retreat.

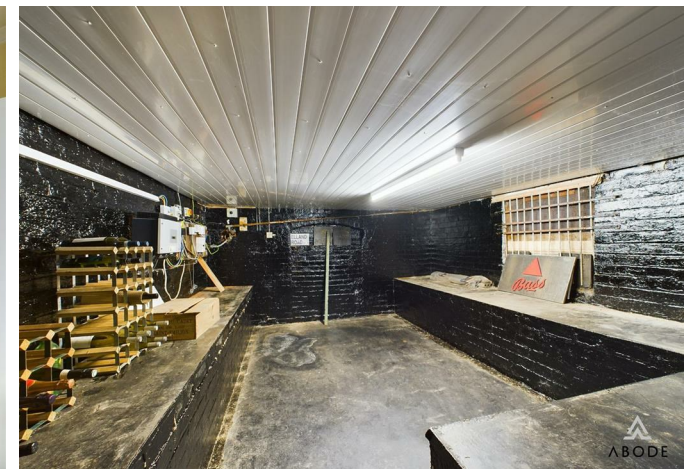














Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

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

318.73 m<sup>2</sup>

3430.77 ft<sup>2</sup>

Reduced headroom

13.5 m<sup>2</sup>

145.33 ft<sup>2</sup>

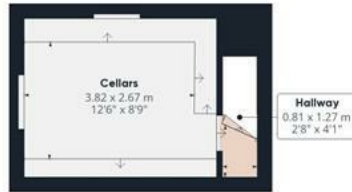
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



Floor -1 Building 1



Floor 0 Building 1

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

261.09 m<sup>2</sup>

2810.34 ft<sup>2</sup>

Reduced headroom

0.94 m<sup>2</sup>

10.13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

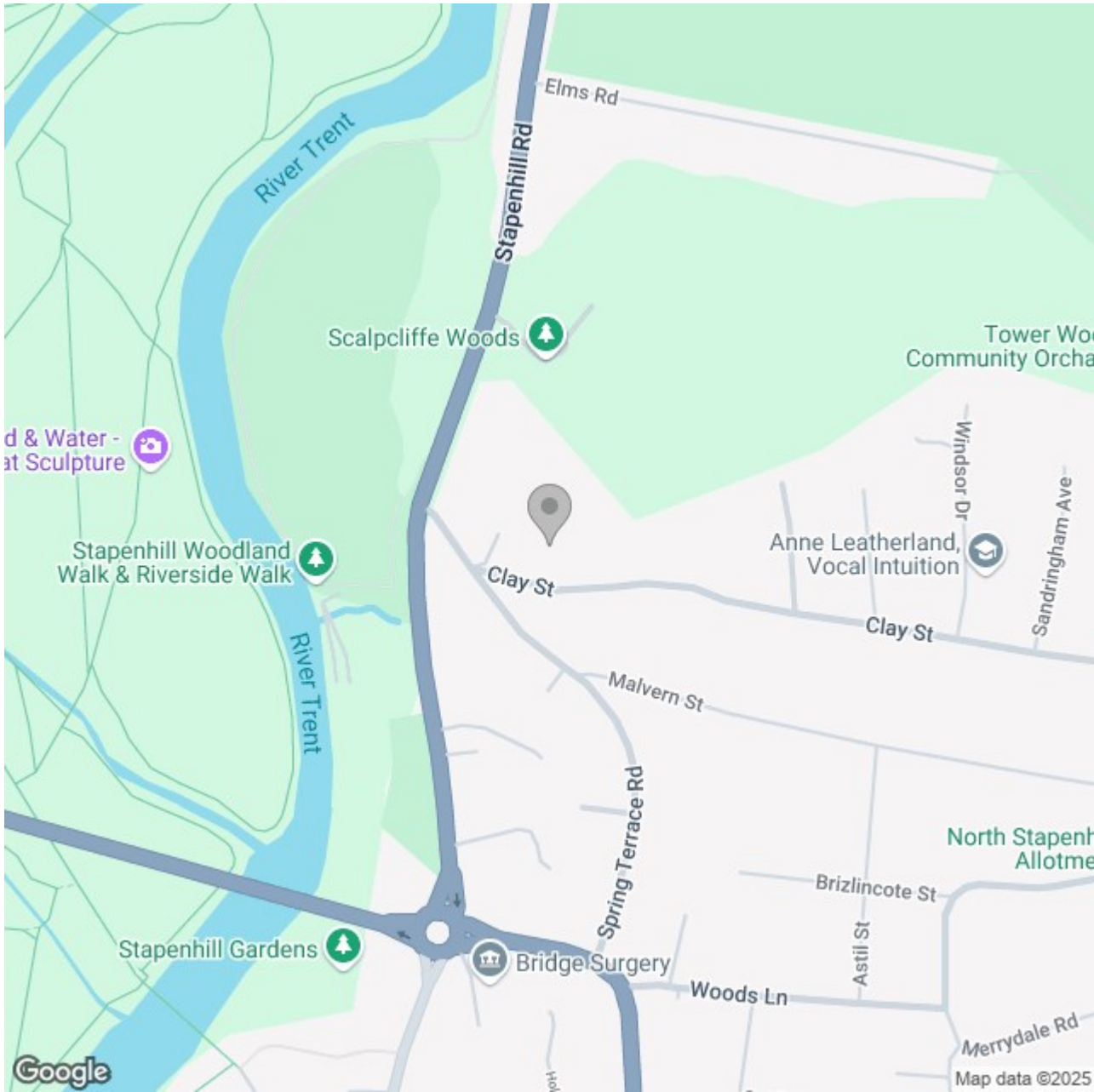
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Floor 1 Building 1



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	