





**** RURAL LOCATION ** 0.64 ACRE PLOT
** STUNNING VIEWS ** VERSATILE
ACCOMMODATION ** NO CHAIN ****

Situated on a wonderful plot, enjoying panoramic views over open fields and agricultural aspects, stands this versatile home, offering an abundance of space, with three reception rooms, many of which can be utilised as ground floor bedrooms if required. A brief internal description of the property comprises hallway, dining area, sitting room, lounge, study/bedroom, ground floor bedroom, conservatory, utility room, kitchen, cloaks/WC, ground floor bathroom, three first floor bedrooms and a family bathroom. Externally there is a sweeping driveway leading to a double attached garage and to the rear four outbuildings part of a stable block.



Viewings on this property are strictly by appointment only and can be arranged by contacting Abode Estate Agents.

 **ABODE**
SALES & LETTINGS

Entry Hall

With a UPVC double glazed window to the front elevation, panlled flooring throughout, two central heating radiators, smoke alarm, doors lead to:

Sitting Room

Featuring dual aspects to both front and side elevations with 3x UPVC double glazed units and central heating radiator.

Lounge

With a UPVC double glazed window to the rear elevation overlooking views of agricultural aspects over open fields, the focal point being the gas fireplace with a sandstone surround and backing, two central heating radiators, telephone point, TV, aerial point, glass sliding door leading to:

Conservatory

With UPVC double glazed windows to rear and side elevations, UPVC double glazed French doors leading to the rear patio, tiled floor throughout, two central heating radiators, double glazed glass roof to ceiling.

Family Bathroom

With 2x UPVC double glazed frosted glass units to the side elevation, the bathroom features a range of appliances, including bath with shower over and folding glass screen, low-level WC, with continental flush, his and her sink units with mixer taps, chrome heated towel, two radiators and extractor fan.



Study

With a UPVC double glazed window to the rear elevation, UPVC double glazed side entry door, panlled flooring throughout, central heating radiator and telephone point and smoke alarm.







Kitchen

With 2x UPVC double glazed windows to front elevation, the 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 includes fridge, freezer, oven and grill, four ring electric hob with stainless steel extractor hood, sunken, stainless steel sink with drainer and mixer tap in housing is the oil fired central heating boiler, spotlighting to ceiling, tiled floor throughout, central heating radiator, mains alarm system unit, opening leading into:

Utility Room

With tiled flooring throughout, matching base and eye level storage, cupboards and drawers with granite drop edge, preparation work surfaces, stainless steel sink with mixer tap, dishwasher, timber double glazed skylight, door leading to:

Cloaks/WC

With a UPVC double glazed frosted glass window to the front elevation, tiled floor throughout, low-level WC, with continental flush, wash hand basin with mixer tap, and heated towel radiator.

Landing

With a UPVC double glazed window to the front elevation, central heating radiator, exposed beamwork to ceiling, ceiling rose, smoke alarm, useful built-in storage cupboard with internal entries, lead to:

Bedroom Four (Ground Floor)

With a UPVC double glazed window to the rear elevation, central heating, radiator, useful under stairs, storage cupboard.

Bedroom One

Featuring dual aspects to front and rear elevations, with 2x UPVC double glazed units, central heating radiator, a range of fitted wardrobes, comprising of hanging rails and shelving.

Bedroom Two

With a timber double glazed window to ceiling, UPVC double glazed window to the rear elevation, central heating radiator, built-in storage cupboards with eye level shelving and hanging rails

Bedroom Three

With two timber double glazed Velux windows to ceiling, UPVC double glazed window to the front elevation, central heating radiator, a range of built-in fitted wardrobes with hanging rails and shelving

Outside

Situated on a 0.64 acre plot, stands this fantastic family home. Accessed through a timber five bar gated entry, down a sweeping gravelled driveway leads to the garaging and main residence. The plot benefits from a stunning open view over fields and sprawling woodland area. The majority of the land to the east is laid to lawn with an operational chicken pen, mature trees and shrubbery maintaining a high degree of privacy. Situated to the south of the property is a paved seating area which enjoys all the lovely views surrounding the property. To the north west side of the plot are a range of detached timber framed outbuildings. The stable block offers 4 rooms offering versatile usage to a discerning buyer. A further garden room is situated at the corner of the plot.







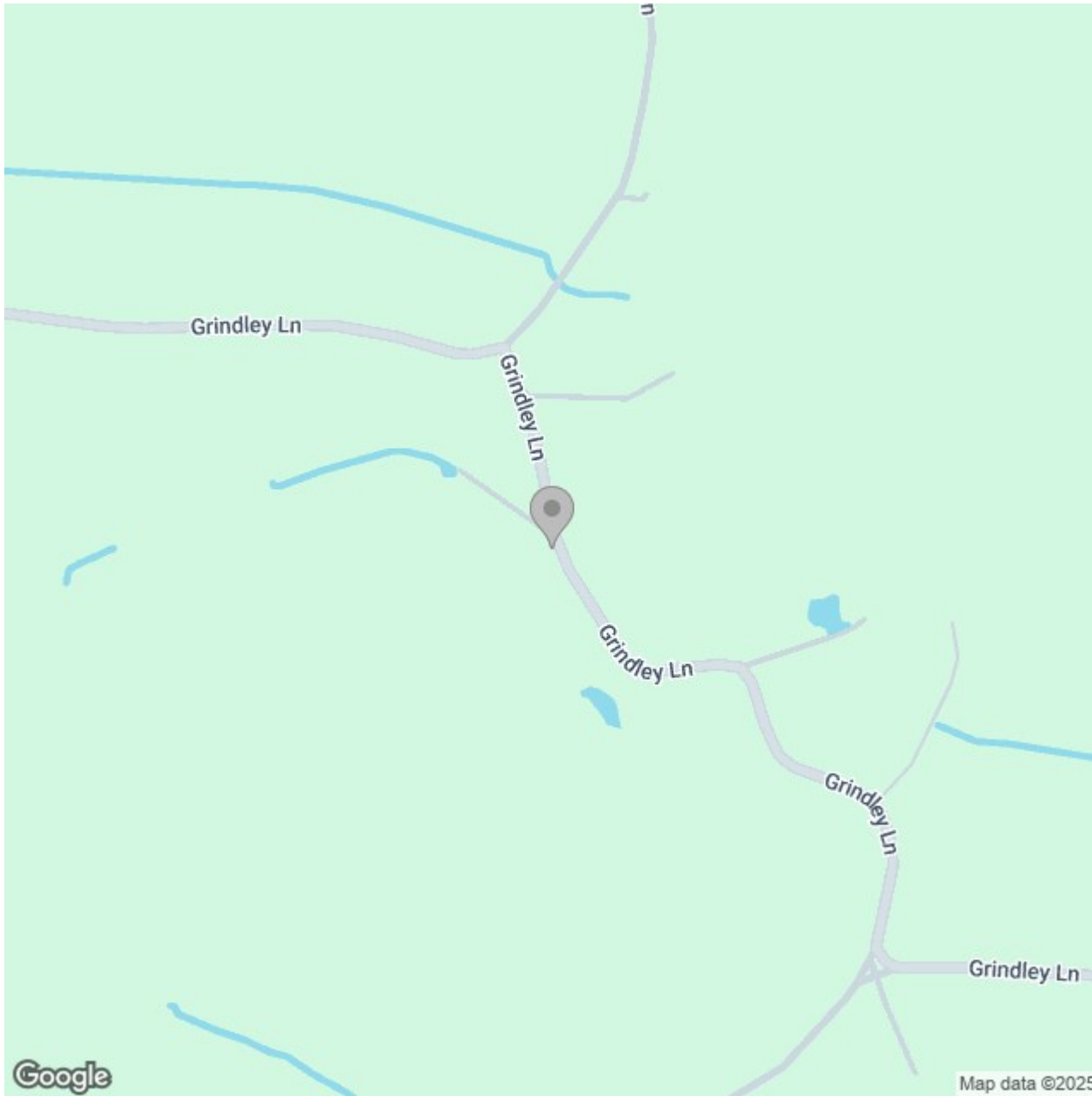












Energy Efficiency Rating

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