





This beautifully upgraded detached home offers an impressive blend of character features and contemporary open-plan living, set on a generous plot with an expansive rear garden. The property provides multiple reception rooms, a stunning extended kitchen-diner with lantern, three excellent bedrooms, stylish interior finishes throughout, off-street parking, a large covered carport and attached garage. An exceptional home that has been thoughtfully designed to offer both comfort and individuality.



## Accommodation

### GROUND FLOOR

The property is entered through a bright, welcoming porch with dual side windows and leads into a spacious hallway finished with herringbone flooring and striking internal steel-framed doors. The staircase creates a real feature, with bespoke cabinetry and wine storage neatly integrated beneath.

To the front elevation is a beautifully presented sitting room with a deep bay window fitted with plantation shutters, a panelled feature wall, and a modern stove. Glazed double doors open through to the standout open-plan kitchen-diner at the rear. This impressive space is fitted with a brick feature wall, open shelving, a space for cooker, and contrasting cabinetry. A lantern floods the room with natural light, while wide bi-folding doors open directly onto the garden, creating an exceptional entertaining space.

A further generous lounge sits to the opposite side of the hallway, complete with a character brick chimney breast, gas fire, and a large bay window. Also on the ground floor is a stylish WC cloaks with contemporary tiling and a versatile room currently used as a nail and beauty studio—ideal as a home office, treatment room, or study.

### FIRST FLOOR

The first-floor landing leads to three well-proportioned bedrooms, each full of character with



exposed beams, sloped ceilings, and shuttered windows. The principal bedroom benefits from a range of fitted wardrobes and an open en-suite shower area with a glass washstand and separate shower enclosure.

The remaining two bedrooms are generous in size and enjoy elevated views over the rear garden. The family bathroom is fitted with a large corner bath, pedestal wash hand basin, and WC, with full tiling and a wide shuttered window providing natural light.







## OUTSIDE

The front elevation offers excellent off-street parking with a gravelled driveway and a substantial covered carport providing sheltered parking.

The rear garden is a standout feature—expansive, private, and beautifully kept. A large lawn is surrounded by mature hedging, trees, and well-established planting. Several seating areas, including a raised decked terrace and a paved patio adjacent to the kitchen doors, create ideal spaces for outdoor dining and relaxation. There is also a garden shed for additional storage.







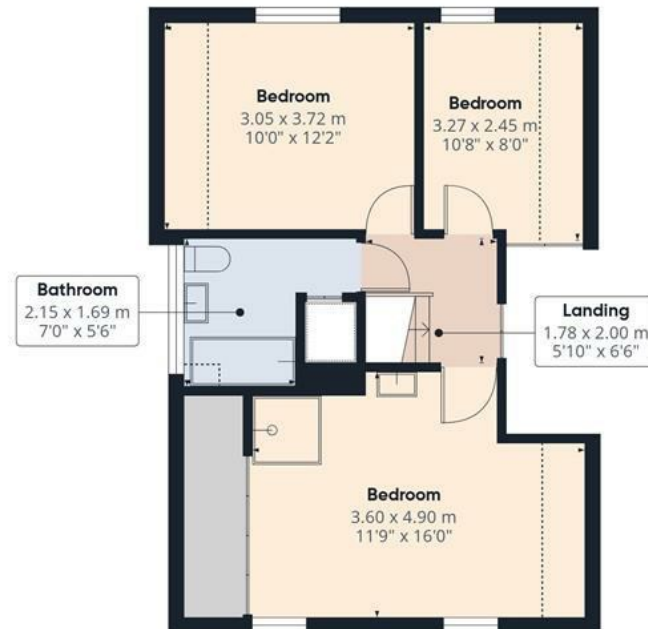








Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

112.5 m<sup>2</sup>

1211 ft<sup>2</sup>

**Reduced headroom**

6.9 m<sup>2</sup>

74 ft<sup>2</sup>

(1) Excluding balconies and terraces

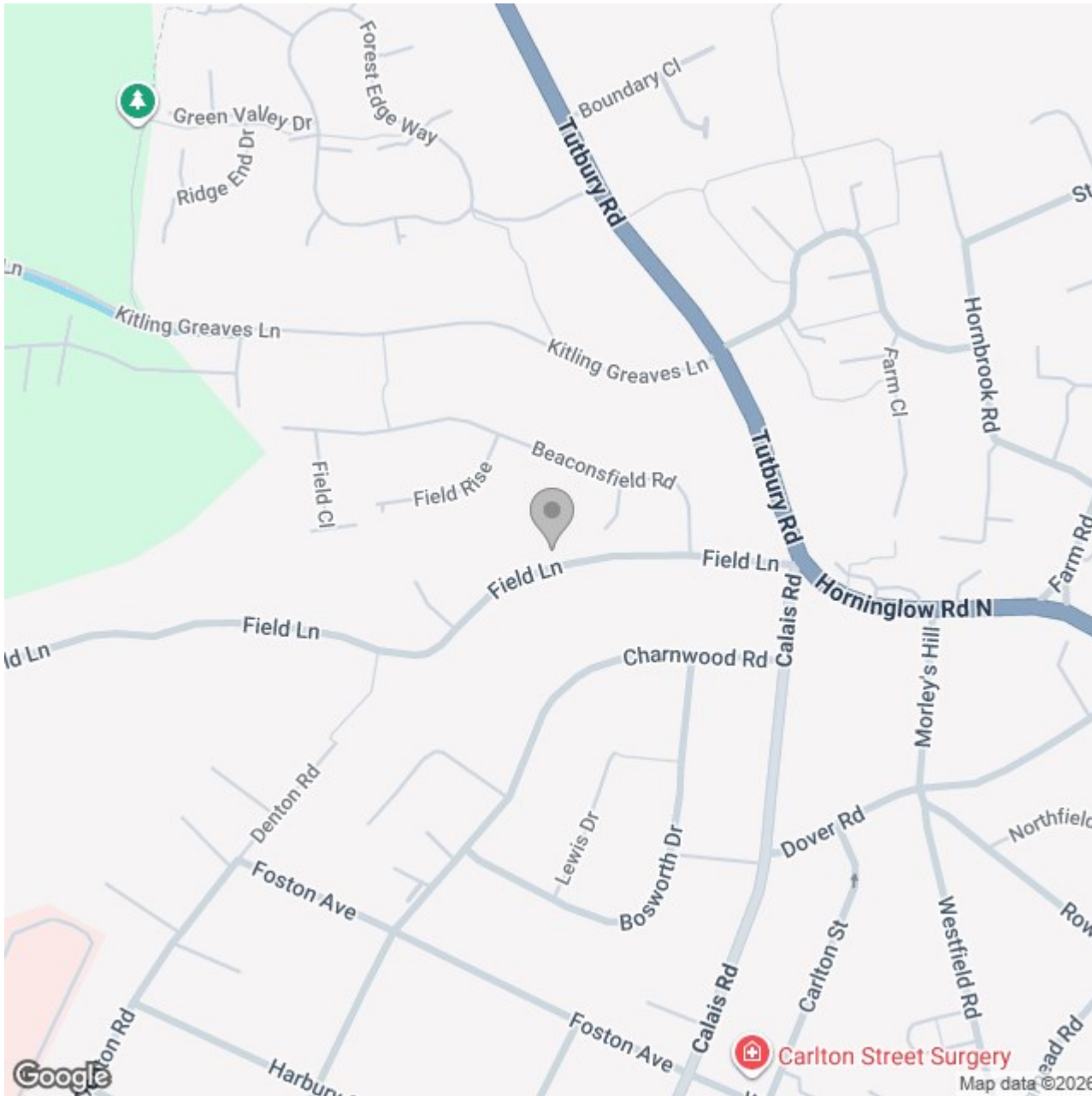
Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





## 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>		
(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	