



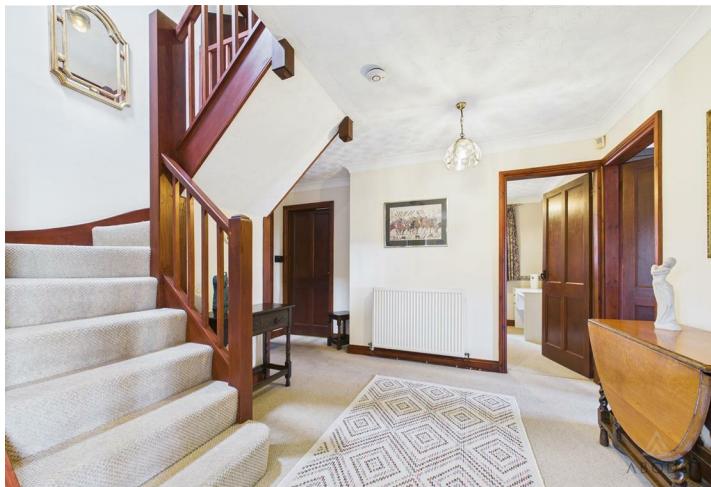


This impressive bespoke detached family home is situated in a highly regarded residential location within the village of Draycott in the Clay. Occupying a generous plot with fabulous open countryside views to the rear, this individual property offers sizeable proportions and high-quality construction. While the home is in need of some cosmetic upgrading and improvement, it represents an outstanding opportunity to create a premier residence tailored to a buyer's specific tastes.

The ground floor opens with a magnificent entrance hall leading to a versatile arrangement of living spaces. This includes a through-sitting room featuring a dressed brick chimney breast with an inset multi-fuel burner, a separate formal dining room, and a flexible study which could easily serve as a fifth bedroom. The heart of the home is the open-plan breakfast kitchen, fully equipped with integrated AEG appliances, which flows seamlessly into a bright conservatory with garden access. A guest cloakroom and internal access to the double garage complete the lower level.

Upstairs, a large and airy landing leads to four well-proportioned double bedrooms, most of which benefit from built-in wardrobes. The expansive master suite features its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom featuring both a panelled bath and a separate quadrant shower.

The exterior is equally impressive, featuring a sweeping block-paved driveway that provides extensive parking and leads to an attached double garage with twin electric roller doors. The rear of the property boasts a completely walled, landscaped garden that backs directly onto open fields, offering a private and picturesque backdrop for outdoor entertaining on the large patio and lawned areas.



## Hallway

Accessed via a uPVC double-glazed front door with matching side windows to the front elevation, this welcoming hallway features a central heating radiator, a useful under-stairs storage cupboard, and a staircase rising to the first-floor landing. Internal doors lead to:

## Cloakroom/W.C.

Fitted with a low-level WC and wash hand basin with mixer tap and tiled splashback. A uPVC double-glazed frosted window to the side elevation provides natural light. Also housing the main alarm control unit and a central heating radiator.

## Lounge

A bright and spacious dual-aspect reception room with a uPVC double-glazed window to the front and sliding patio doors opening onto the rear garden. Features include a central heating radiator and an attractive open log-burning fireplace with tiled hearth and exposed brick backdrop, creating a charming focal point.

## Dining Room

A versatile space ideal for formal dining, though equally suited as a playroom, additional reception room, or home office. Includes a uPVC double-glazed window to the rear elevation and a central heating radiator.

## Study

A useful home office space with a uPVC double-glazed window to the side elevation and a central heating radiator.



## Kitchen

Well-appointed with a range of matching base and eye-level units, drawers, and wood-effect work surfaces with complementary tiling. Features include a composite sink with drainer, electric hob with oven and grill, and space for appliances including a fridge, freezer, washing machine and dishwasher. Two rear-facing windows provide ample natural light. A timber glazed door leads to:







### Conservatory

A lovely addition to the home, with uPVC double-glazed windows to the rear and side elevations and an external door opening to the garden. Finished with timber flooring and an electric radiator, offering a pleasant space to enjoy garden views year-round.

### Double Garage

Equipped with two electric up-and-over doors, an oil-fired central heating boiler, power supply, water tap, and a timber side access door.

### Landing

With a uPVC double-glazed window to the front and a Velux window to the side, the landing is light and airy. Includes two radiators, a smoke alarm, loft access, and a built-in airing cupboard housing the hot water tank with shelving. Doors lead to:

### Bedroom One

A spacious principal bedroom with a uPVC double-glazed window to the front elevation, central heating radiator, and an extensive range of fitted wardrobes and dressing table. Access to:

### En-suite

A modern three-piece suite comprising a shower cubicle, low-level WC, and wash hand basin with mixer tap. Finished with tiled walls, a chrome heated towel radiator, and a double-glazed window.

### Bedroom Two

A generously sized room with a uPVC double-glazed window to the rear, enjoying far-reaching views over open fields. Includes a central heating radiator.

### Bedroom Three

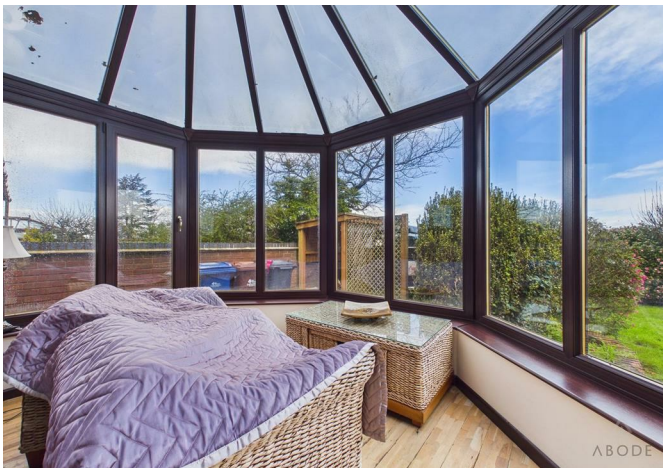
With a rear-facing uPVC double-glazed window, central heating radiator, and fitted wardrobes with sliding mirrored doors, offering ample storage.

### Bedroom Four

A dual-aspect room with windows to both front and rear elevations, two radiators, and fitted mirrored wardrobes with shelving and hanging space.

### Family Bathroom

Fitted with a four-piece suite including a bath with mixer tap, corner shower cubicle, low-level WC, and wash hand basin. Complemented by tiled walls, a chrome heated towel radiator, recessed ceiling spotlights, extractor fan, and a frosted uPVC double-glazed window to the side.













Floor 0



Floor 1

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

194 m<sup>2</sup>

2089 ft<sup>2</sup>

**Reduced headroom**

5.6 m<sup>2</sup>

60 ft<sup>2</sup>

(1) Excluding balconies and terraces

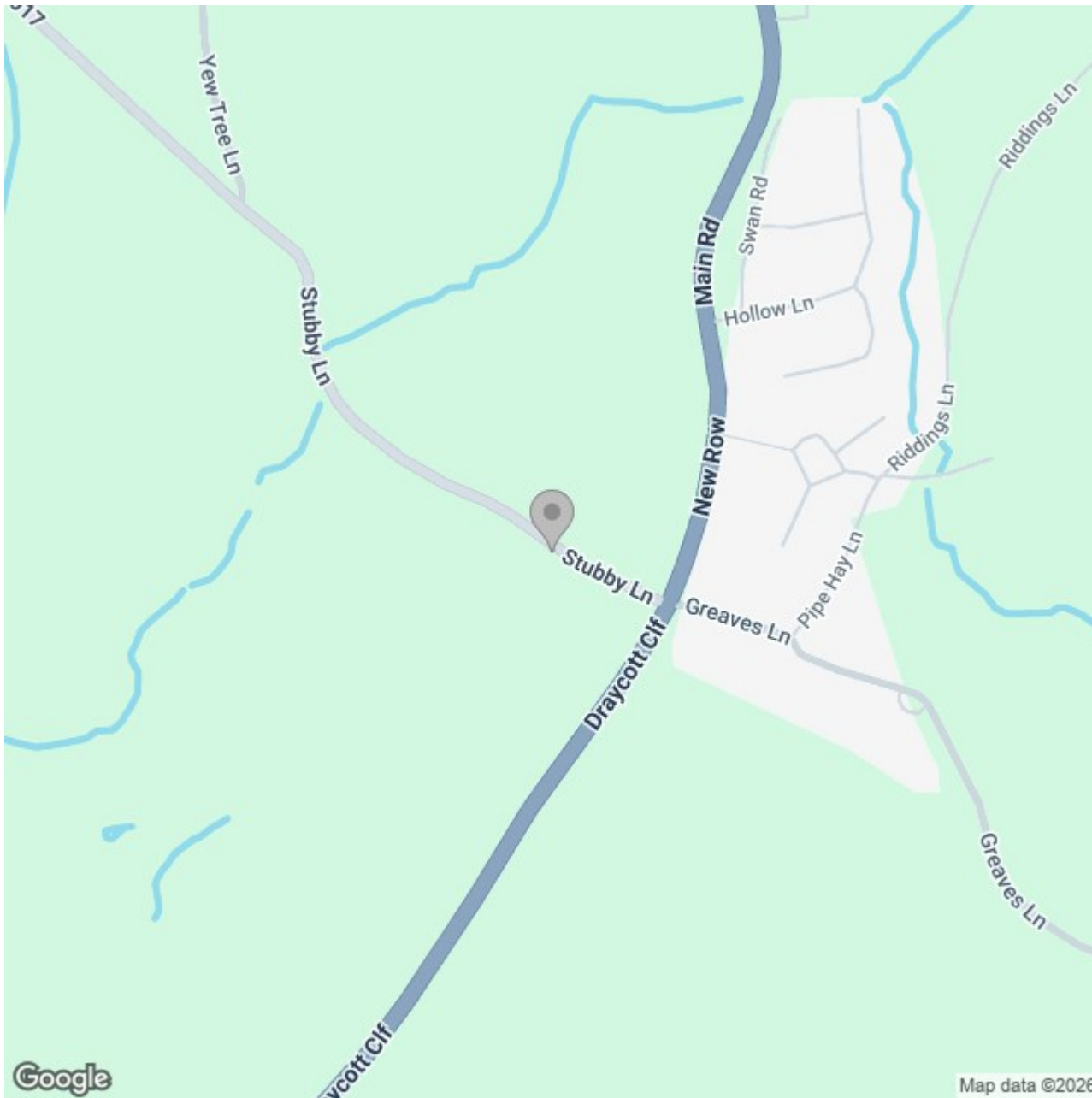
Reduced headroom

----- 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
<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>		
(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	