





Occupying a fantastic position in the sought-after village of Draycott in the Clay, this attractive detached family home enjoys stunning far-reaching views over Duchy land to the rear, set on a plot measuring approx. 0.33 acre.

Set within beautifully maintained gardens, the property benefits from a generous driveway and a spacious patio perfectly positioned to take in the surrounding countryside. Offered with no upward chain and vacant possession, this is an excellent opportunity for buyers seeking both privacy and potential.

The accommodation comprises a welcoming entrance hallway leading to a ground floor WC, study, and well-proportioned lounge with feature fireplace and sliding doors opening onto the rear patio. A separate dining room provides ideal space for entertaining, while the fitted kitchen is complemented by a useful utility room.

To the first floor are four bedrooms, including a principal bedroom with fitted wardrobes and en suite shower room, alongside a family bathroom.

Externally, the property boasts well-manicured gardens and a private outlook, with ample off-road parking to the front completing this desirable home.



Hallway

Entered via a UPVC double glazed frosted door, the hallway provides a welcoming first impression and features a balustrade staircase rising to the first floor, central heating radiator, doorbell chime and smoke alarm, with internal doors leading to the principal accommodation.

W.C.

Fitted with a low-level WC and pedestal wash hand basin, complemented by a UPVC double glazed frosted window to the front elevation and a central heating radiator.

Study

A useful and versatile room, ideal for home working, featuring a UPVC double glazed bow window to the front elevation, central heating radiator and telephone point.

Lounge

A spacious and comfortable reception room, centred around a focal point electric fireplace, with two central heating radiators and UPVC double glazed sliding doors opening onto the rear patio, enjoying attractive views over the gardens. Internal double doors lead through to:

Dining Room

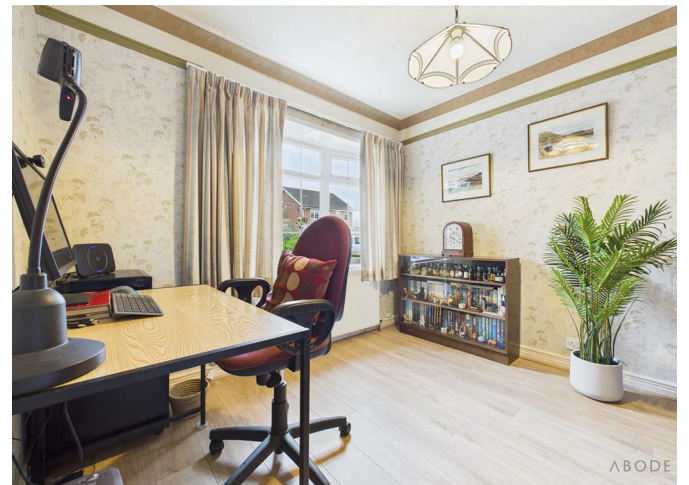
A well-proportioned space ideal for formal dining, with a UPVC double glazed window to the rear elevation and a central heating radiator.



Kitchen

Fitted with a range of matching base and eye-level units with roll-top work surfaces, incorporating a stainless steel sink and drainer with mixer tap, electric hob, oven and grill. The room benefits from a UPVC double glazed window to the side elevation and a frosted side access door, along with a central heating radiator. An internal door leads to:







Utility Room

Providing additional storage and practicality, with base units, space and plumbing for freestanding appliances, a stainless steel sink and drainer, central heating radiator, and a UPVC double glazed window to the front elevation. Also housing the electrical consumer unit and meter.

Landing

With access to the loft via hatch, smoke alarm, airing cupboard with shelving, and internal doors leading to:

Bedroom One

A generously sized principal bedroom with a UPVC double glazed window to the front elevation, central heating radiator, a range of fitted wardrobes and cupboards, and a telephone point. Door leading to:

En-suite

Fitted with a modern three-piece suite comprising a low-level WC, wash hand basin with mixer tap, and a double shower cubicle with sliding glass screen and waterfall showerhead. Additional features include a heated towel radiator, large built-in storage cupboard, central heating radiator, shaving point, and a UPVC double glazed frosted window to the side elevation.

Bedroom Two

A well-proportioned double bedroom with a UPVC double glazed window to the front elevation, central heating radiator, and built-in double wardrobe.

Bedroom Three

A further double bedroom with a UPVC double glazed window to the rear elevation, central heating radiator, and built-in double wardrobe.

Bedroom Four

A versatile fourth bedroom with a UPVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

Fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin, and bath with glass screen and waterfall shower over. Additional features include a central heating radiator and a UPVC double glazed frosted window to the side elevation.

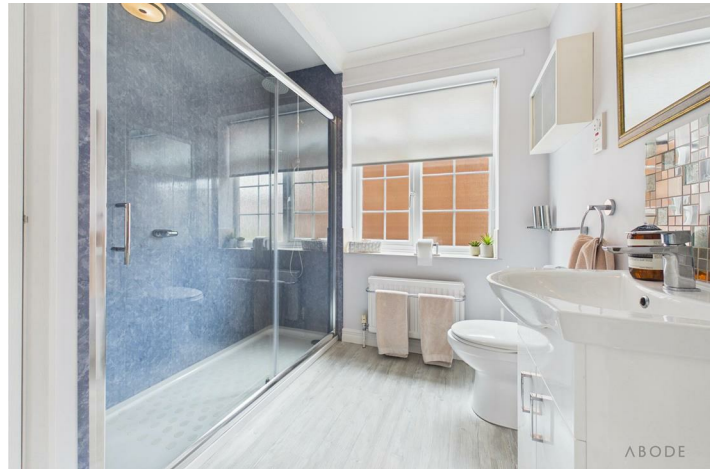
Outside

The property boasts an exceptional and well-designed outdoor space, featuring generous patio areas ideal for entertaining, a beautifully maintained lawn with mature planting and trees, and a natural stream running through the garden, creating a truly unique setting.

To the rear, an additional enclosed paddock enhances the sense of space and versatility, perfect for a variety of uses.

To the front, a block-paved driveway provides ample off-road parking and leads to a substantial tandem garage, offering excellent storage, workshop potential, or scope for conversion (subject to the necessary permissions).















Floor 0

Approximate total area⁽¹⁾
169.4 m²
1822 ft²



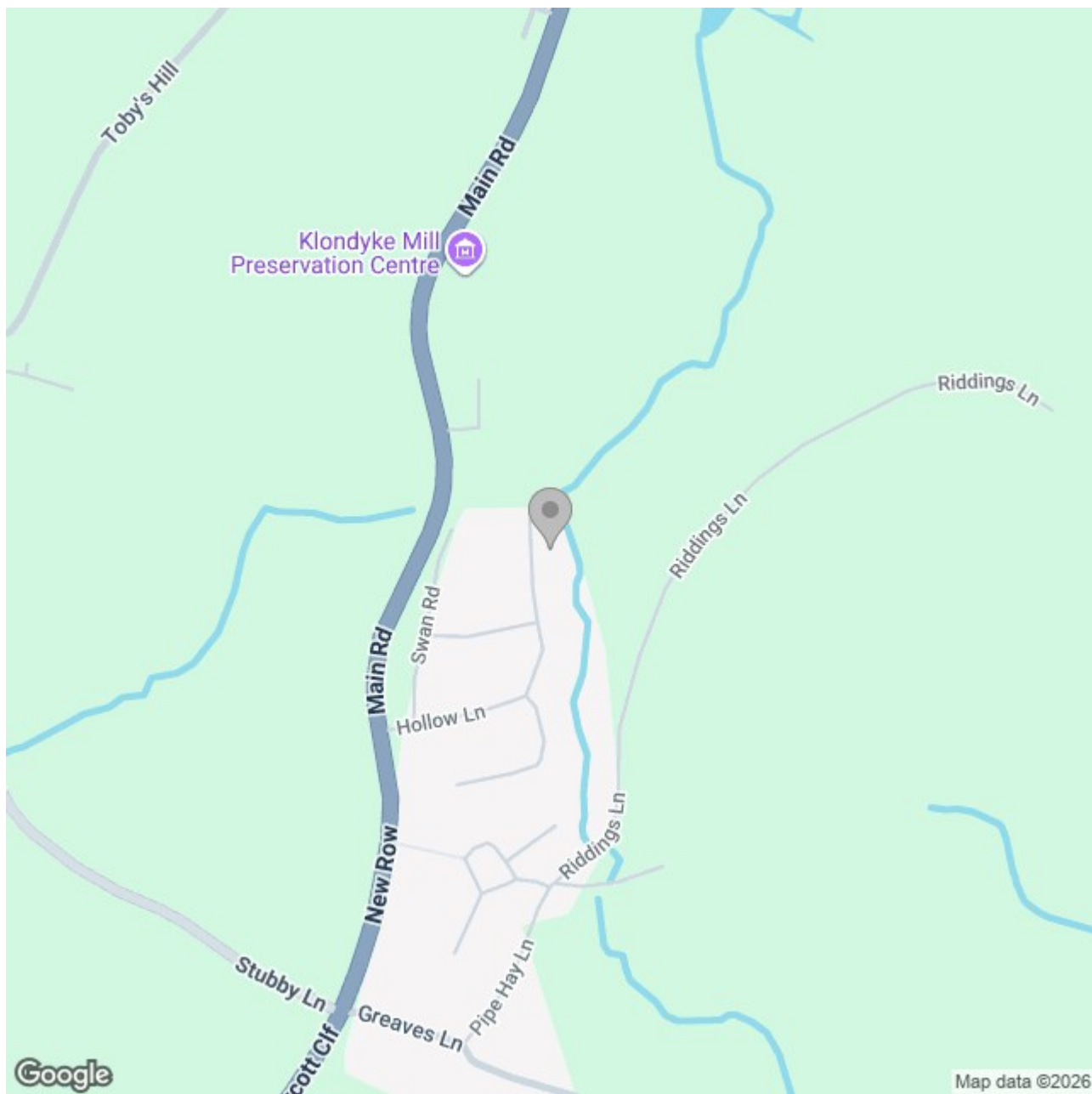
Floor 1

(1) Excluding balconies and terraces

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	