





An impressive and versatile family home set on a generous 0.4-acre plot, this beautifully presented detached property is located in the highly sought-after village of Ravenstone.

The home welcomes you with an open entrance hall featuring a striking Canadian oak staircase.

The spacious lounge includes a charming log burner, while the stylish, fully fitted kitchen flows seamlessly into the dining area, with bifold doors opening into a superb 14.9m conservatory. A separate utility room adds further practicality.

The ground floor also offers four well-proportioned bedrooms, two of which benefit from en suite shower rooms, alongside an additional shower room and a family bathroom. Upstairs, there is a further double bedroom with fitted wardrobes and an en suite shower room, as well as a loft room, eaves storage, and a useful store room with a window.

Outside, the property is surrounded by mature gardens to both the front and rear, with ample off-road parking, a double garage, and a workshop.

An internal viewing is highly recommended to truly appreciate everything this exceptional home has to offer.



## HALL

Entrance door into the hall with radiators, wood effect flooring and a stunning stair case to the first floor.

## LOUNGE

Feature log burner with hearth, upvc double glazed window and a radiator.

## DINING AREA

Double glazed bifold doors into the conservatory, storage cupboard, radiator and open through the the kitchen.

## KITCHEN

High specification fitted kitchen with granite work surfaces and breakfast bar. Fitted electric oven and seperate microwave oven/grill, integrated dishwasher, sink unit with quooker tap, two upvc double glazed windows and two radiators.

## UTILITY ROOM

Fitted cupboards, sink unit, work surface, plumbing for a washing machine and space for a tumble dryer. Two storage cupboards, radiator and upvc double glazed window. .

## CONSERVATORY

Five radiators, upvc double glazed windows and two sets of double doors onto the garden.

## BEDROOM

Upvc double glazed window, fitted wardrobes, cupboards and drawers, radiator.



## EN SUITE

Walk-in shower, vanity sink unit with wash hand basin and storage under, low flush wc, radiator and upvc double glazed window.

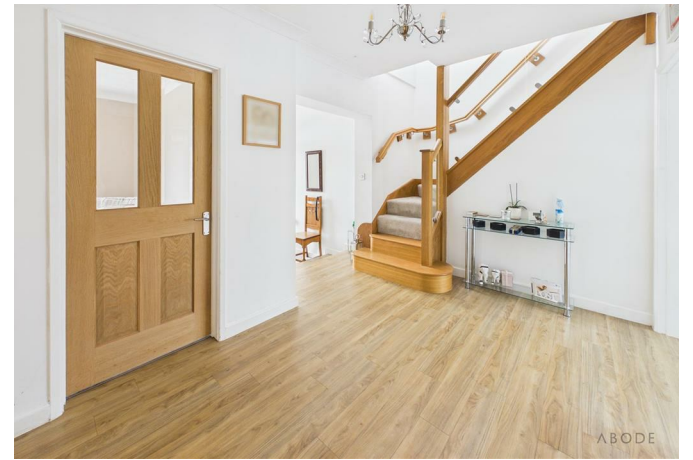
## BEDROOM

Radiator and upvc double glazed window.

## EN SUITE

Corner shower unit, vanity sink unit with wash hand basin and storage cupboard, low flush wc, radiator.







### **BEDROOM**

Radiator and upvc double glazed window.

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### **SHOWER ROOM**

Enclosed shower, wash hand basin, low flush wc, radiator.

### **BATHROOM**

Panel enclosed Jacuzzi bath, wash hand basin, low flush wc, radiator, airing cupboard and upvc double glazed window.

### **FIRST FLOOR LANDING**

Upvc double glazed window.

### **BEDROOM**

Wardrobes, two upvc double glazed windows and a door onto the flat roof (previous balcony area), radiator.

### **LOFT ROOM**

Useful loft space with plenty of potential.

### **EAVES STORAGE**

Useful storage space in the eaves.

### **STORE**

Flexible space for a dressing area, office or walk-in wardrobe.

### **WORK SHOP**

Access from the utility room or garage, plenty of storage space and potential to convert subject to the necessary planning.

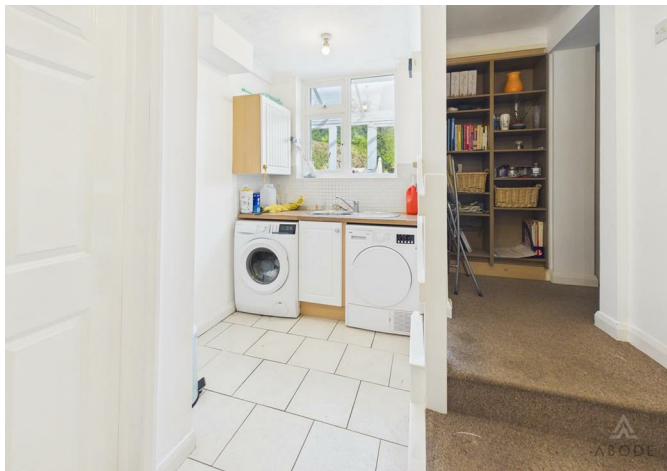
### **DOUBLE GARAGE**

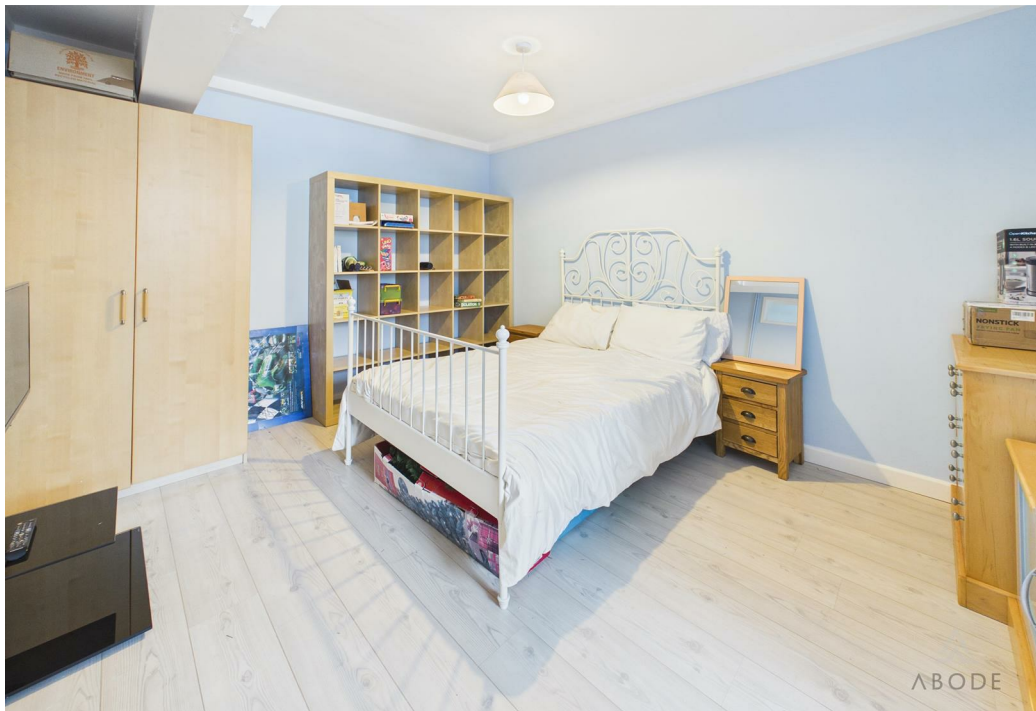
Oversized double garage with power and lights.

### **OUTSIDE**

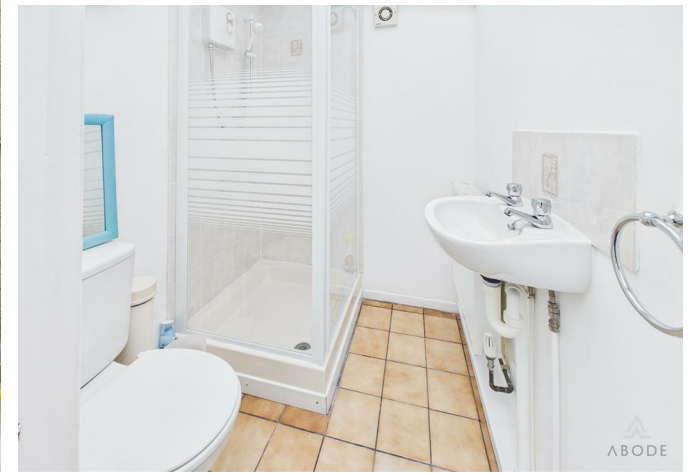
Set on a 0.4 acre plot (approx). Mature lawns, plants, shrubs and trees. Plenty of seating areas for entertaining.



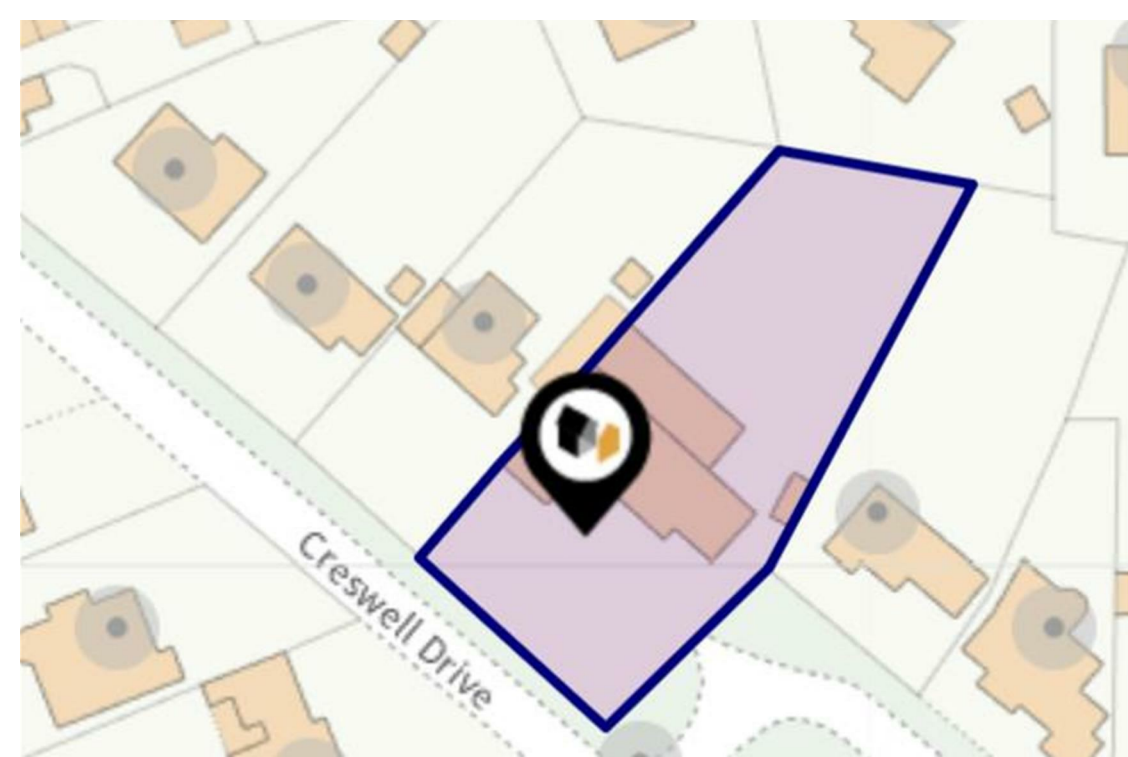














Approximate total area<sup>(1)</sup>  
268.8 m<sup>2</sup>  
2896 ft<sup>2</sup>

Laundry Room  
3.94 x 1.33 m  
12'11" x 4'4"

En Suite  
1.58 x 1.63 m  
5'2" x 5'4"

Bathroom  
1.56 x 1.61 m  
5'1" x 5'3"

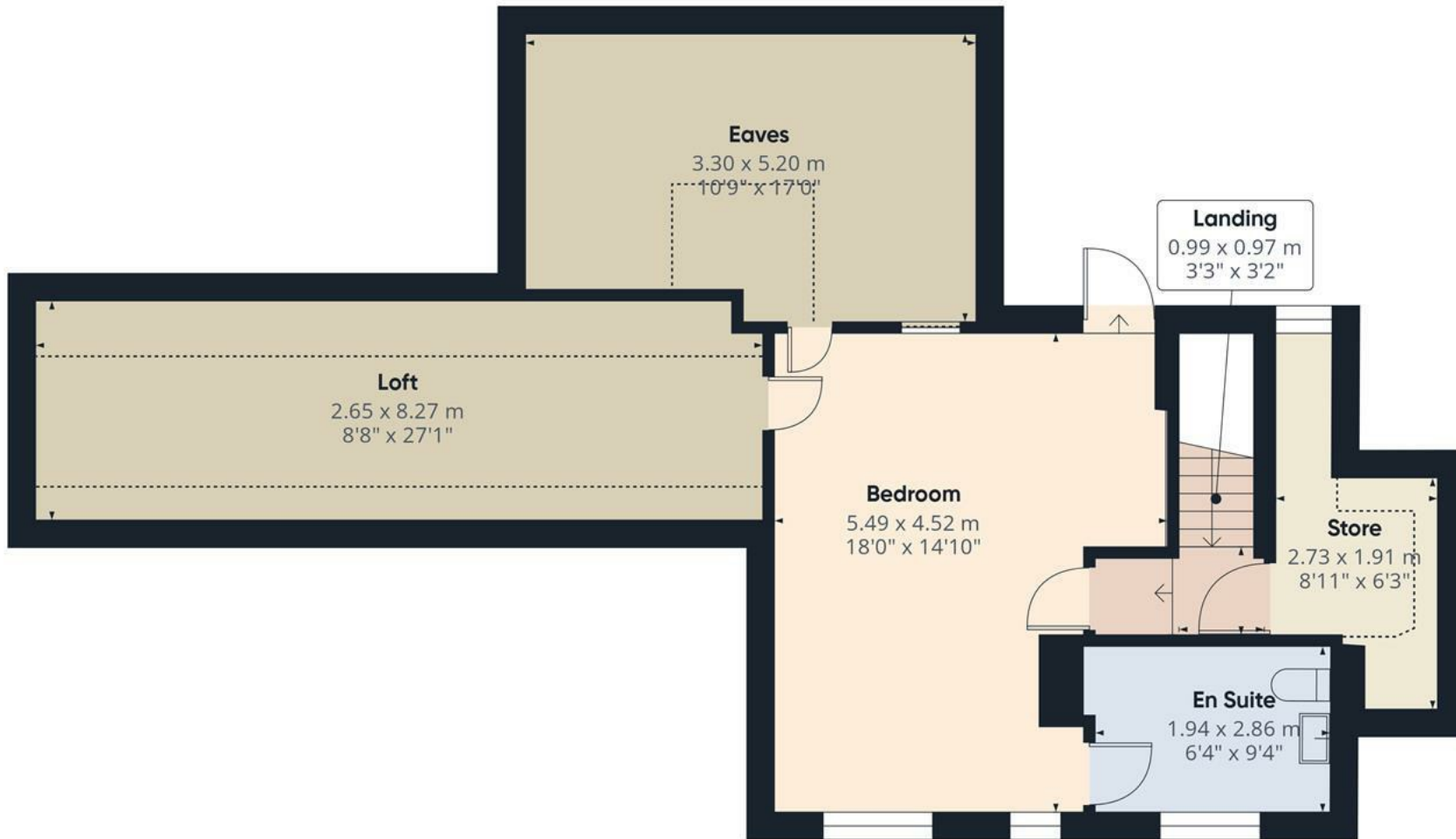
Hallway  
1.56 x 2.06 m  
5'1" x 6'9"



Floor 0

(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.



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

72 m<sup>2</sup>  
774 ft<sup>2</sup>

**Reduced headroom**

23.9 m<sup>2</sup>  
258 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

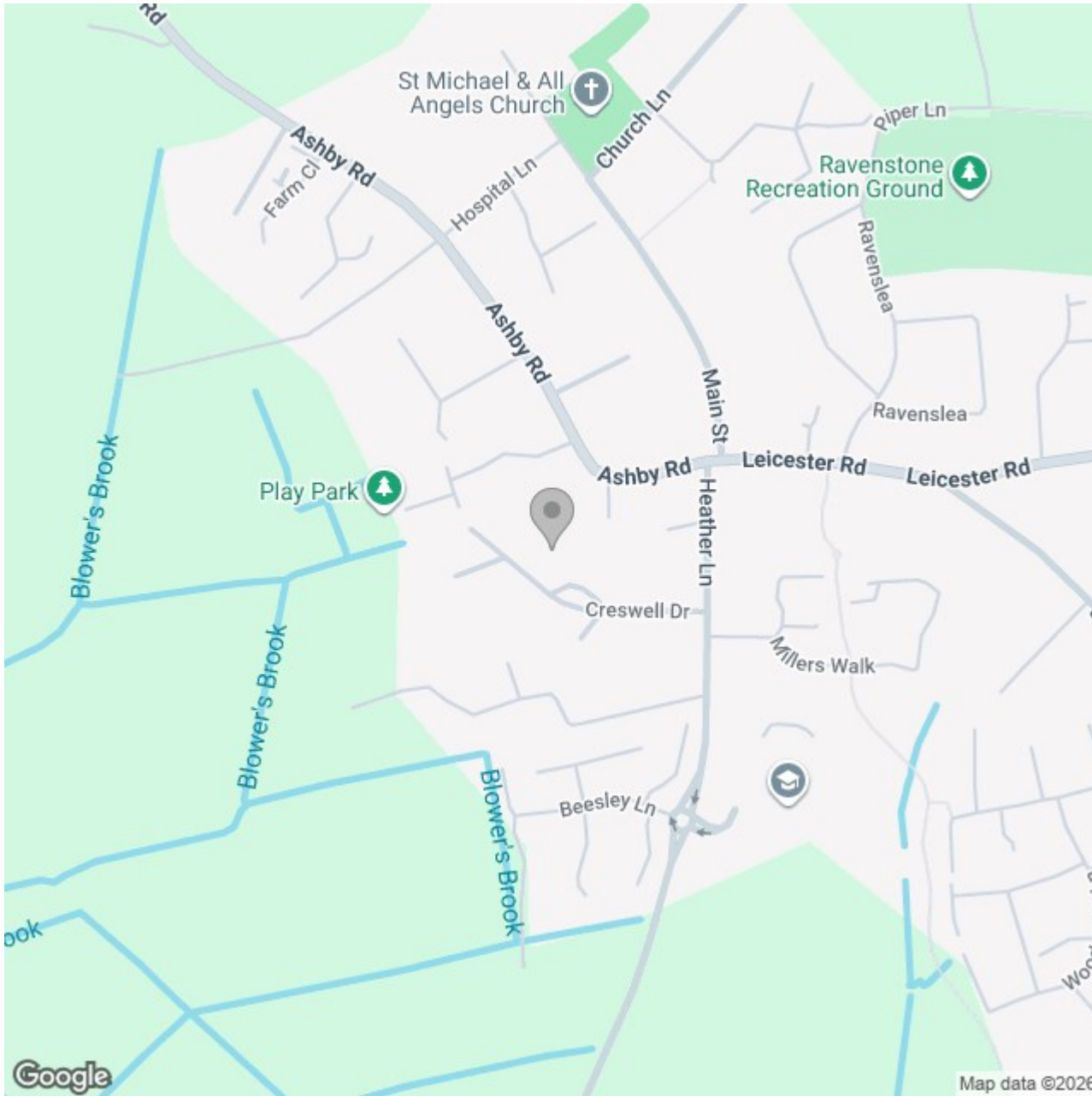
Below 1.5 m/5 ft.

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

**GIRAFFE360**



**Floor 1**



### 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>		<b>72</b>
(55-68) <b>D</b>	<b>58</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	