





\*\*\* THREE/ FOUR BEDROOMS \*\*\* DETACHED \*\*\*

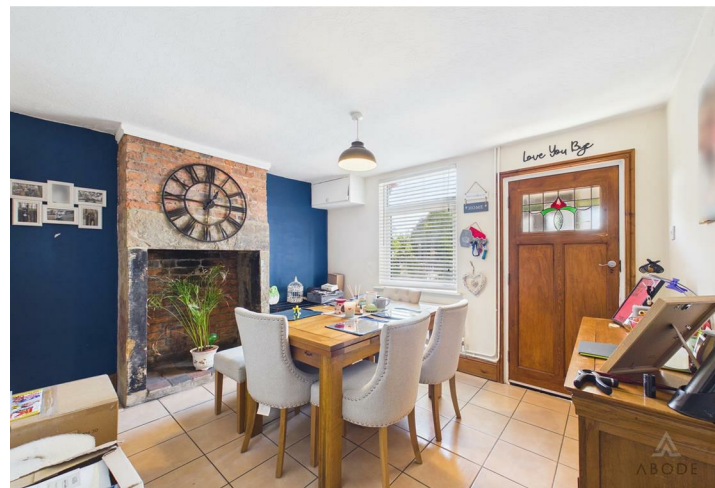
This charming detached country cottage perfectly combines character features with modern-day comforts, set within the sought-after village of Kingsley. The property is entered via a welcoming porch, leading through to a dining room rich in period charm, complete with a feature fireplace. The adjoining lounge provides a cosy retreat, enhanced by a log-burning stove that creates a warm and inviting feel.

To the rear, the kitchen extends across the width of the property and is fitted with attractive cream Shaker-style units, offering both style and practicality, with direct access out to the side and garden.

Upstairs, the accommodation comprises three/ four bedrooms, with the second bedroom having been split into two, there is scope to convert this back to one large bedroom if preferred. The bathroom has been tastefully modernised and features a contemporary three-piece suite.

Externally, the property enjoys a pleasant lawned garden to the front, along with a paved patio area—perfect for outdoor seating. There is also side access leading to a timber shed, providing additional storage space.

Offering a wonderful balance of traditional character and modern living, this delightful cottage is ideally positioned within a picturesque village setting.



## Entrance Porch

A useful entrance porch providing a sheltered approach into the home, featuring a tiled floor, uPVC windows, space for a tumble dryer and a secure front door.

## Dining Room

A welcoming and characterful space, centred around an exposed brick fireplace with a tiled hearth, with flooring that continues through from the porch. A front-facing uPVC window allows for plenty of natural light, while a timber door with decorative stained glass adds charm. The room provides access through to both the lounge and kitchen, creating a natural flow through the ground floor.

## Living Room

A cosy and inviting living space featuring traditional wooden flooring and a feature fireplace housing a log-burning stove. A front-facing window brings in natural light, while a radiator ensures comfort throughout the year.

## Kitchen

Fitted with a range of cream Shaker-style units complemented by contrasting work surfaces, the kitchen offers both style and practicality. There is space for appliances, including plumbing for a washing machine and a cooker with extractor above. A stainless steel sink unit with mixer tap is set beneath a side-facing window, and a door provides direct access to the outside, enhancing convenience.

## Landing

Stairs rise from the dining room to the first floor landing, providing access to all bedrooms and the bathroom.



## Bedroom

A well-presented double bedroom featuring wooden flooring, a front-facing window allowing in natural light, and a decorative cast iron fireplace. A built-in storage cupboard adds useful practicality.

## Bedroom

Double glazed window and radiator.

## Bedroom

Double glazed window and radiator.







### Office/ Bedroom

A versatile single room, ideal as a nursery, study, or home office, with a window allowing natural light and a radiator.

### Bathroom

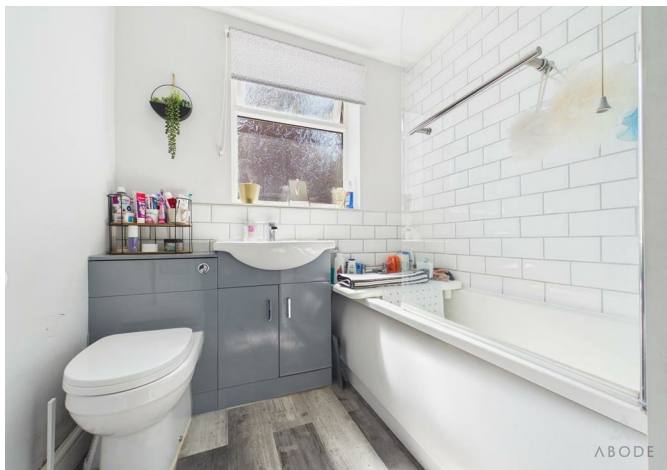
Fitted with a modern three-piece suite comprising a panelled bath with rainfall shower and glass screen, a wash hand basin set within a vanity unit, and a low-level WC. The room is finished with partially tiled walls, stylish flooring, a chrome heated towel radiator, and a window providing natural light while maintaining privacy.



### Outside

The property is approached via gated access, leading into a charming and enclosed front garden with a paved patio area and lawn, creating an ideal space to relax. A side pathway leads to a timber shed, offering useful storage, and provides convenient access back into the kitchen.











Floor 0



Floor 1



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

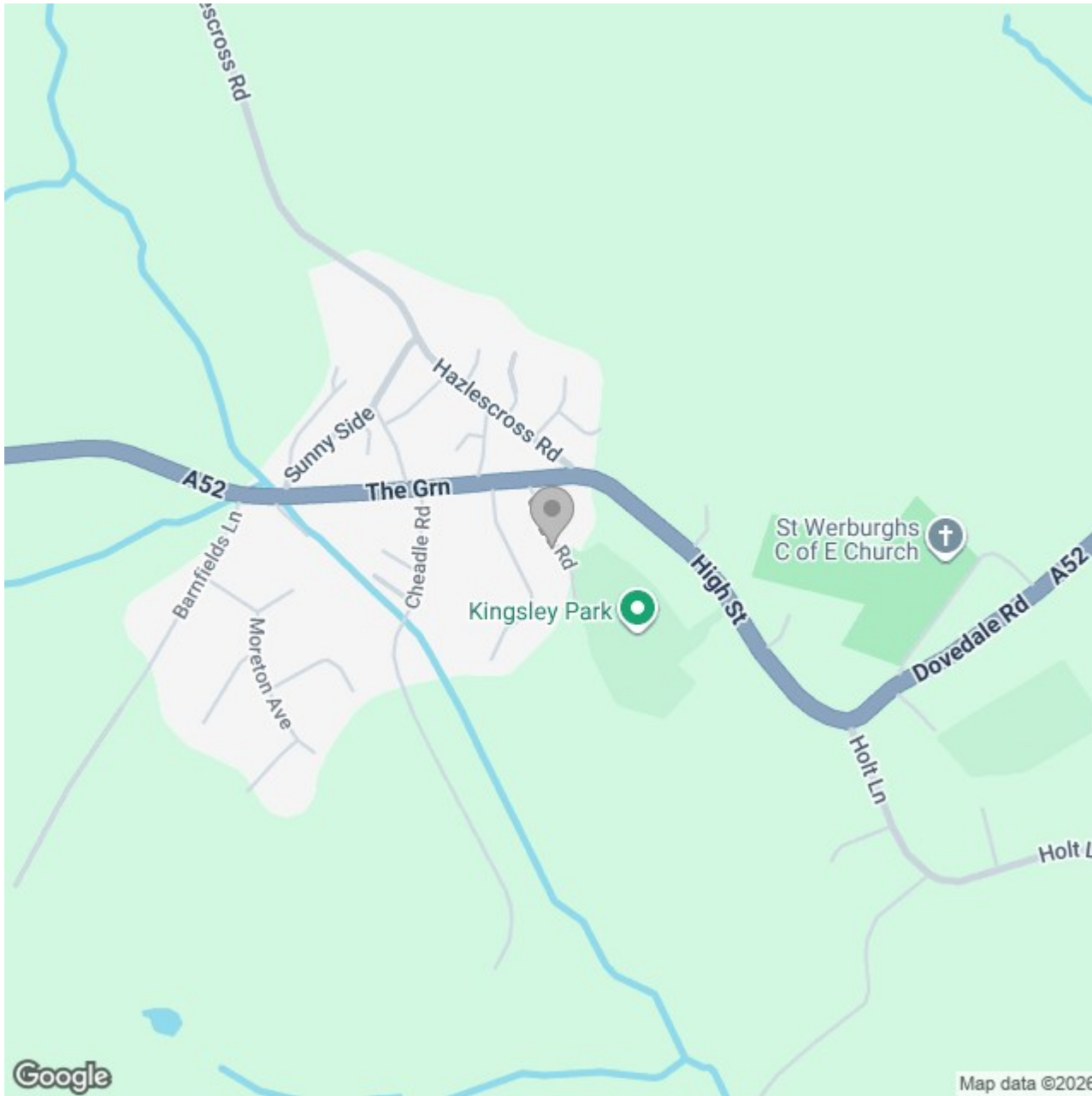
73.5 m<sup>2</sup>

792 ft<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	