







Impressive and substantial family home located in the desirable and peaceful village of Tostock. In a quiet setting with grounds extending to about a third of an acre of established gardens adjoining open countryside. Many improvements have been carried out by the current owner and an internal viewing is highly recommended by the agent to appreciate the style and further potential of the accommodation that is available. The extensive ground floor accommodation features a large, bright living room with impressive folding doors leading out to the garden and courtyard entertaining area. A dual aspect stylish and well-designed contemporary kitchen/breakfast room enjoys plenty of natural light with an adjoining pantry room. There is a further welcoming sitting room benefitting from an open fireplace. A large utility room and wet room adjoin the garage which could lend itself to an annexe if required. On the first floor there are five generous sized bedrooms with a family bathroom and en-suite. The front garden allows for ample parking for multiple vehicles and access to the garage. The south facing rear garden is very well established with a large array of shrubs trees and flowers. Continuing to the end of the garden leads to beautiful field views to the rear. Call now to arrange your viewing.



### **Porch**

11' 1" x 4' 6" (3.38m x 1.37m)

Entrance door and frosted glass window with property number etched in. Windows to front and sides. Tiled flooring.

### **Entrance Hallway**

10' 4" x 6' 11" (3.15m x 2.11m)

Window to front and radiator. Location of consumer unit. Stairs to first floor.

### **Living Room**

18' 1" x 16' 3" (5.51m x 4.95m)

Feature contemporary windows and doors to rear. Understairs storage cupboard. Two upright radiators. Storage cupboard.

### **Sitting Room**

14' 1" x 10' 4" (4.29m x 3.15m)

Open fire with tiled hearth. Window to front and radiator.

### **Kitchen/Dining Room**

23' 6" x 12' 6" (7.16m x 3.81m)

Stylish room with kitchen island and space for a dining table. A good range of wall and base, cupboard and drawer units. Induction hob with integrated extractor fan over, eye level double oven, integrated fridge/freezer, integrated dishwasher and integrated dustbin drawer. Stainless steel sink and half with drainer. Under cabinet lighting and radiator. Contemporary windows and doors to side and rear.

### **Pantry**

6' 1" x 5' 5" (1.85m x 1.65m)

Shelving with space for an undercounter fridge/freezer.

### **Inner Hallway**

20' 5" x 3' 11" (6.22m x 1.19m)

Tiled flooring, radiator and skylight Velux window. Door to front into driveway.

### **Utility Room**

13' 0" x 12' 11" (3.96m x 3.93m)

Base units with space and plumbing for washing machine. Farmhouse sink. Hot water tank, radiator and windows to rear and side. Tiled flooring and door to side.

### **Wet Room**

8' 4" x 8' 0" (2.54m x 2.44m)

Shower, wash basin and WC. Window to side. Tiled walls and radiator.

### **First Floor Landing**

10' 8" x 9' 11" (3.25m x 3.02m)

Airing cupboard with shelving. Loft access hatch. Window to front and radiator.

### **Bedroom 1**

17' 0" x 12' 6" (5.18m x 3.81m)

Large double bedroom with built in wardrobes. Loft access hatch. Windows to rear and side.

### **En-Suite**

7' 5" x 4' 10" (2.26m x 1.47m)

Step in double shower cubicle. Pedestal wash basin, WC and towel radiator. Window to rear, partly tiled walls and tiled flooring.

### **Bedroom 2**

11' 11" x 10' 6" (3.63m x 3.20m)

Double bedroom with built in wardrobe. Wood flooring, window to front and radiator.

### **Bedroom 3**

11' 1" x 10' 8" (3.38m x 3.25m)

Double bedroom with built in wardrobe. Wood flooring, window to rear and radiator.

### **Bedroom 4**

11' 2" x 6' 7" (3.40m x 2.01m)

Single bedroom with window to front and radiator.

### **Bedroom 5**

9' 1" x 8' 10" (2.77m x 2.69m)

Single bedroom with wood flooring. Window to side and radiator.

### **Bathroom**

6' 8" x 5' 4" (2.03m x 1.62m)

Bath with shower over. Wash basin and WC in vanity unit. Towel radiator, partly tiled walls and tiled flooring. Two windows to rear.

### **Front Garden**

Shingled driveway with ample parking for multiple vehicles. Mature shrubs, flowers and trees. Paved area leading to entrance.

### **Rear Garden**

Generous south facing garden that is mainly laid to lawn with a large variety of shrubs, trees and flowers. Raised planting beds and various fruit trees. Paved courtyard seating area, greenhouse and garden shed. Highly private garden with far reaching field views to the rear.

### **Garage**

19' 4" x 9' 0" (5.89m x 2.74m)

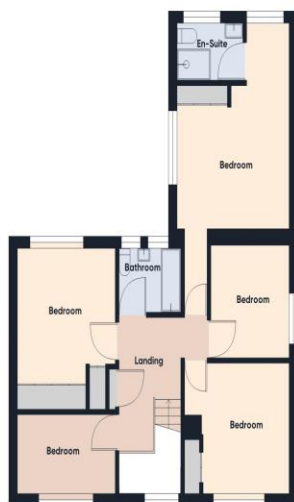
Integrated garage with up and over door. Power and lighting. Two windows to side. Loft access hatch.

### **Agent's Note**

The home benefits from state of the art air source heating system.




Ground Floor



Floor 1

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.