





Located on the village outskirts this brand new individual cottage style home has been built by a reputable local builder to a high specification in keeping with the setting. Standing in 0.21 of an acre along a no through lane this property will be of interest to those looking for a quiet lifestyle and who enjoy the countryside. There is a welcoming hallway leading to the study and cloakroom. A feature of the home is the large open plan kitchen/dining room enjoying views of the garden served by a utility room. A dual aspect sitting room has an open fireplace. On the first floor you will find 3 good size bedrooms with an en suite and family bathroom. The bathrooms are very well designed with tasteful wall tiling. Within the large gardens there is parking and an option to build a garage or cart lodge if desired. A fantastic opportunity to buy a one off new build home with a fantastic plot. Call to book your viewing today!

Entrance Porch

4' 8" x 3' 11" (1.42m x 1.19m)

uPVC Front door, underfloor heating, two side windows.

Entrance Hall

10' 10" x 8' 9" (3.30m x 2.66m)

A welcoming entrance hall with under stairs cupboard, stairs to first floor.

Sitting Room

17' 3" x 12' 11" (5.25m x 3.93m)

Generous size room with open fire place. Underfloor heating. French doors to garden and window to front. Internal oak doors.

Kitchen/Dining Room

19' 7" x 13' 9" (5.96m x 4.19m)

Well designed kitchen with ample wall and base units cupboard and drawer units. Built in appliances include integrated dishwasher, fridge and freezer, single oven, ceramic hob and extractor fan. Inset sink and drainer unit. Oak internal doors. Recess ceiling spotlights. With lovely views of the garden and access via the French doors.

Study

10' 5" x 5' 8" (3.17m x 1.73m)

Internal oak door, window to front.

Cloakroom

6' 7" x 3' 1" (2.01m x 0.94m)

WC, sink with storage, Internal oak door.

Utility Room

6' 10" x 4' 11" (2.08m x 1.50m)

Wall and base units, integrated washing machine, sink and drainer, water softener, internal oak door, door to garden.

First Floor Landing

9' 5" x 6' 4" (2.87m x 1.93m)

Airing cupboard, storage cupboard.

Bedroom 1

12' 11" x 12' 1" (3.93m x 3.68m)

Double room with oak door, window to rear, radiator.

En-suite

12' 10" x 5' 5" (3.91m x 1.65m)

Walk in shower cubicle, bath with shower over, sink and storage, WC, towel radiator, internal oak door, window to front. Attractive wall tiles.

Bedroom 2

16' 3" x 10' 1" (4.95m x 3.07m)

Double room with oak door, radiator, window to rear.

Bedroom 3

11' 9" x 9' 5" (3.58m x 2.87m)

Double room with oak door, radiator, window to rear.

Bathroom

10' 5" x 6' 9" (3.17m x 2.06m)

Bathroom with shower over, towel radiator, window to front, WC, sink with storage, internal oak door.

Outside

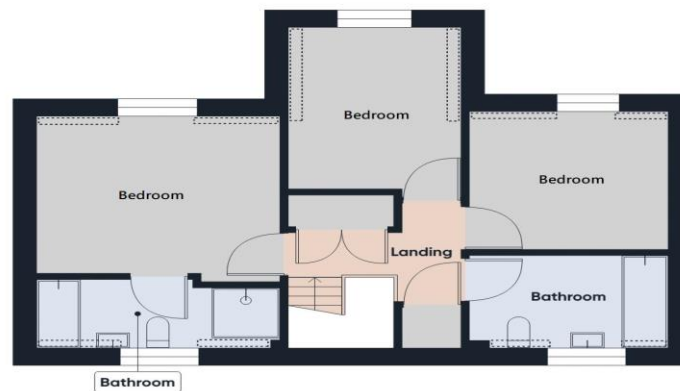
Standing in a large plot extending to about 0.21 acres which is ready to be landscaped and partly fenced. A block paved seating area adjoins the property and extends to the front of the property. There is a hard standing parking area to the front of the house. Air source heat pump.

Agent's Note

The property is served by a private drainage system.



Ground Floor



Floor 1

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.