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EXCLUSIVE AND RURAL HOMES

Enclosed Vestibule Porch entrance, original entrance door and glazed insert over, Minton flooring with half glazed original doorway opening to Charming Reception Hall, a feature of which is the delightful Minton floor with original ceiling cornice and radiator cover, communicating door leading to, Imposing Lounge boasting full height three-quarter height secondary glazed sash window to front elevation allowing light to flood into this elegant room with a feature oak fireplace surround forming a focal point with large inset log burner, tiled hearth, original restored wood flooring and beautiful detailed ceiling cornice and ceiling rose with decorative glazed double doors and panels to, Impressive Dining Room with full height windows incorporating double casement French doors and side windows overlooking the courtyard/garden, decorative ceiling cornice with centre ceiling rose, radiator cover and original restored polished wood flooring. An inner hallway has a door to the side and leads to a delightful light day room/snug with double glazed double casement French doors and window opening to the side garden, useful built-in storage cupboards with side display shelving. Guest cloakroom/WC comprising a modern roca suite with a suspended WC and wash basin with lever mixer tap and modern ceramic floor and wall tiling, inset down lighting.

The heart of this home is a stunning and recently constructed kitchen/breakfast room with high ceilings and an emphasis on creating a light and airy space that is both functional and flows out into the garden. An expensive range of base and wall units are complimented by expensive earthstone work surfaces incorporating sink with Quooker hot water tap and further complimented by a range of integrated appliances including five ring gas hob with stainless steel Neff oven canopy over, built-in double oven with microwave Combi oven, warming drawer, integrated freezer, dishwasher and fridge plus drinks fridge, feature rustic brick relief to one wall forming a focal point of the room and complimented by expensive ceramic floor tiling, inset Velux windows with wide sealed unit double casement doors and windows opening to the side patio. Useful Laundry/ Utility room with a comprehensive range of matching base and wall units with work surfaces, inset stainless steel sink unit, coordinated ceramic floor tiling and a sealed unit double glazed modern door to side.

On the first floor, an original staircase with oak handrail and carved balustrades leads up to a split level return landing with rooflight providing useful downlighting and leading to three excellent double bedrooms. The principal Bedroom enjoys high ceilings with modern fine sash windows fine folding shutters, original ceiling cornice, radiator cover and communicating door to a luxurious ensuite shower room with Grohe fittings, glazed shower cubicle, rain shower head and hand held shower attachment, vanity unit with cupboard under, modern WC with concealed low-level suite, coordinated ceramic wall and floor tiling and inset down lighting. A Stunning guest room also enjoys a high ceiling with inset fireplace recess, bleached original floor, original ceiling cornice, modern sealed unit double glazed sash window and a particular feature of this room is a freestanding original roll topped cast-iron bath with mixer tap and telephone shower attachment. Bedroom three has a shuttered window to side, storage cupboard and wardrobe. Superbly appointed shower room with coordinated ceramic wall and floor tiling, shower with sliding shower screen and rain showerhead with additional handheld shower attachment.

On the second floor, an easy tread staircase sweeps up to a light second floor landing and leads to two further excellent double bedrooms plus a useful study. Both bedrooms enjoy large Velux windows providing ample light with bedroom five enjoying access to a large step in box room with downlighting providing super additional storage space. Useful study with large sealed unit double glazed Velux window and access to useful loft storage space. Beautifully appointed Bathroom with modern ideal suite and Grohe fittings comprising with modern bath with inset shower and curved shower screen, vanity unit with wash basin and cupboard under, wall hung WC with concealed level suite, decorative cream ceramic brick effect tiling and large Velux double glazed window. Approached from the reception hallway, steps lead down with blue bricks, handrail and rustic brickwork opening to an excellent wine store with blue brick floor and decorative brickwork to wall and ceiling with a full height double glazed door and solid oak frame. A further communicating door opens to a fully lined and insulated workroom/garage with bi folding half glazed doors opening to the front driveway providing an additional useful and flexible room/potential cinema room with inset down lighting, central heating radiator.

Outside, The gardens form a particular feature of this family home and reflect the same attention to detail as with the internal accommodation. Natural stone paving and original walling with the screening decorative trees to the one boundary have steps up to a well manicured lawn with neat shrub and herbaceous borders all enjoying high degree of privacy. To the rear of the garden is a superb brick constructed chalet/office room with timber clad relief, pitched slate roof, modern double glazed windows to side and front with double casement doors opening to a fully functional office/gym/family room.



Entrance Porch

Hall

Lounge 15' 1" x 15' 1" (4.59m x 4.59m)

Dining Room 15' 3" x 13' 1" (4.64m x 3.98m)

Snug 10' 10" x 10' 2" (3.30m x 3.10m)

Kitchen/Breakfast Room 30' 0" x 9' 0" (9.14m x 2.74m)

Utility 6' 1" x 6' 1" (1.85m x 1.85m)

WC

First Floor Landing

Bedroom One 13' 0" x 13' 1" (3.96m x 3.98m)

Ensuite 8' 1" x 6' 1" (2.46m x 1.85m)

Bedroom Two 15' 0" x 13' 1" (4.57m x 3.98m)

Bedroom Three 11' 0" x 10' 0" (3.35m x 3.05m)

Family Bathroom 4' 10" x 6' 0" (1.47m x 1.83m)

Second Floor Landing

Bedroom Four 10' 0" x 12' 1" (3.05m x 3.68m)

Bedroom Five 10' 0" x 12' 1" (3.05m x 3.68m)

Family Bathroom 6' 11" x 6' 1" (2.11m x 1.85m)

Garage

Wine Room

Garden Office 22' 0" x 9' 0" (6.70m x 2.74m)





FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale

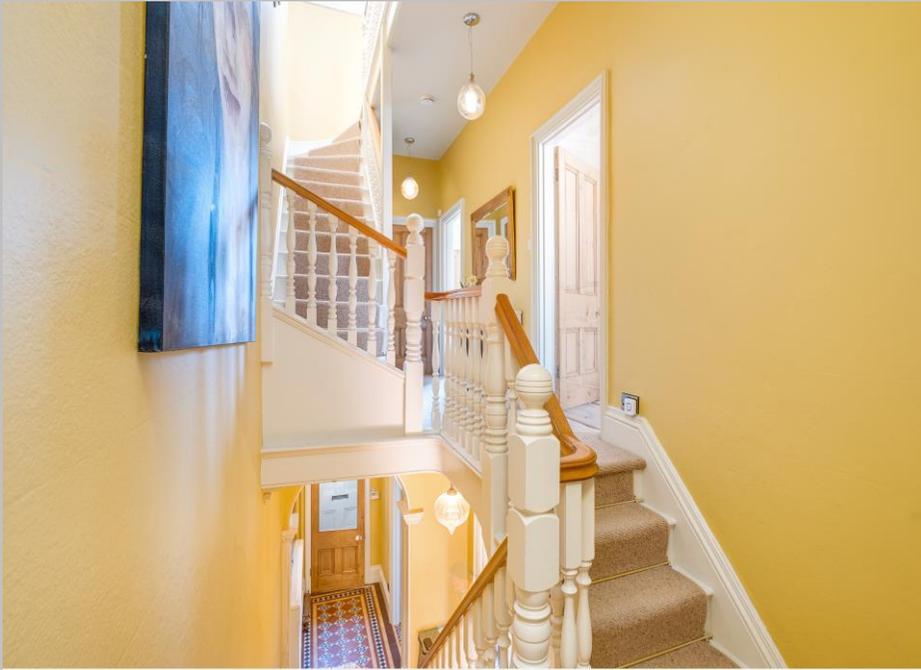


Energy Efficiency Rating

NEW INSTRUCTION
AWAITING
EPC

Map Location





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