





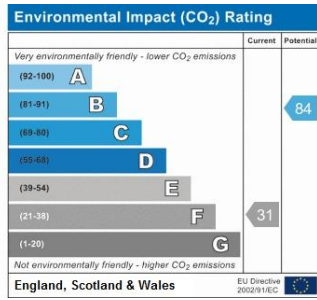
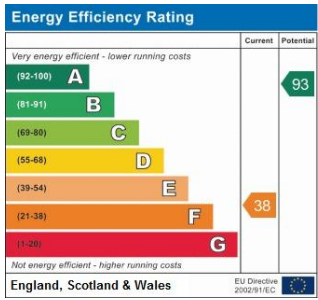
This enchanting, detached, brick and flint period cottage would grace even the most sophisticated chocolate box. The property stands in a walled garden of just over a third of an acre with ample room for extension subject to gaining the necessary consents.

On the south side leads to a dining hall with dual aspect, oak flooring and stripped pine doors. Oak flooring continues through to the living room of triple aspect from where fine views of the garden can be taken. There is an open fireplace of stone and slate and built-in display shelving. In the kitchen, a comprehensive range of fitted units have granite worktops and illuminated wall cabinets. There is a range of quality integrated appliances including gas hob, double oven and grill, dishwasher, microwave and a fridge and freezer. Adjacent to the kitchen a small room known as the 'bonnet' offers a vantage point over the garden. A dry cellar with heating provides a utility room and separate office/storage area.

To the first floor, bedrooms one and two have built-in wardrobes and have a southerly aspect overlooking the garden. Bedroom three is a single. The large, tiled, modern bathroom has a four piece white suite with panelled bath, wash basin, off the wall WC and corner shower. Most windows in the property have plantation shutters and re-conditioned retro-radiators have also been installed.

Outside, the captivating garden, on three levels, is well stocked with a range of trees and shrubs. There is a paved area by the entrance door which extends round to the west side of the property. This is a truly wonderful garden to enjoy with lawns, rose gardens and mixed borders with lighting. The long gravel drive provides ample parking in addition to the double garage at the far end.



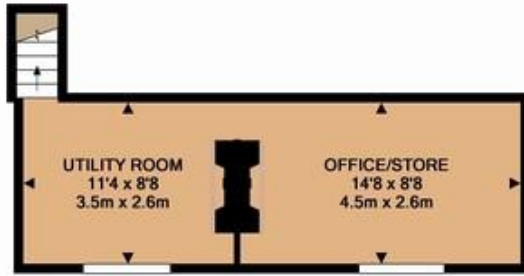


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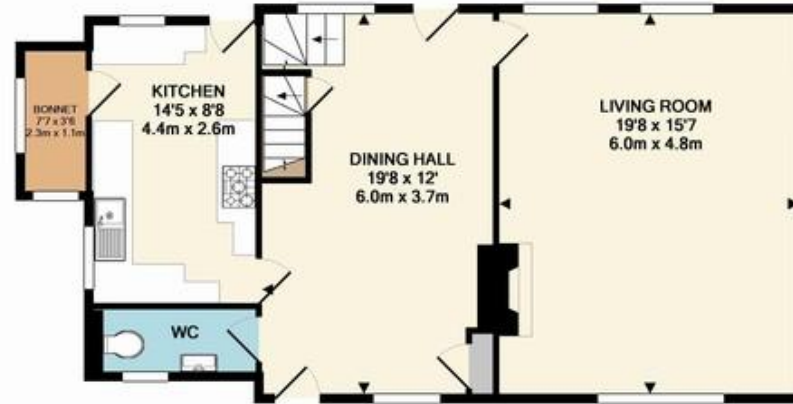
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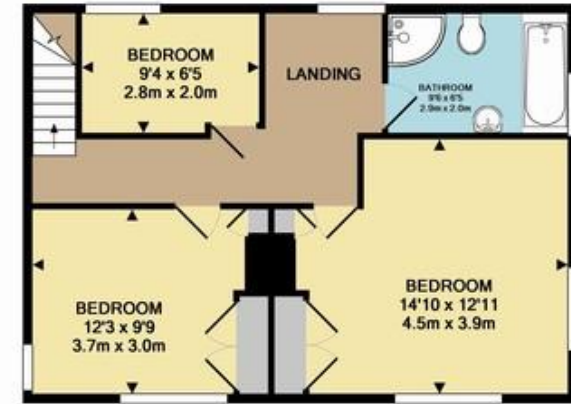




BASEMENT LEVEL
APPROX. FLOOR
AREA 234 SQ.FT.
(21.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 719 SQ.FT.
(66.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 537 SQ.FT.
(49.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1490 SQ.FT. (138.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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