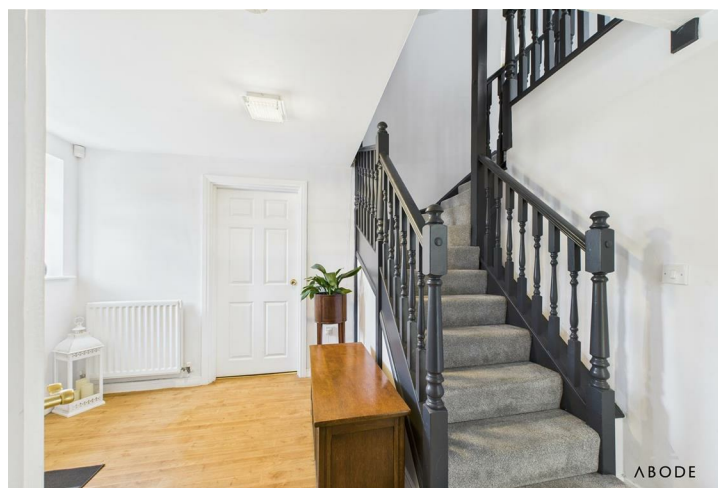








An impressive six-bedroom detached home offering substantial and versatile accommodation arranged across three floors having the benefit of 20 SOLAR PANELS. With three reception areas, four bathrooms including three en-suites, and six well-proportioned bedrooms, the property is ideal for family living. A spacious kitchen, large living room, and conservatory provide excellent ground floor space, complemented by a study and WC. Externally, there's a detached double garage, off-street parking, and a private rear garden — all set in a desirable location.





## Accommodation

### Ground Floor

A welcoming entrance hallway features a staircase rising to the upper floors and access to a ground floor WC. To the front is a study with a window to the front. The heart of the home is the expansive kitchen fitted with matching base and wall units, preparation surfaces, a four-ring hob, integrated double oven, and ample space for appliances. Adjacent to the kitchen is a dining area with French doors opening to the conservatory. A generously sized living room spans the depth of the house, with windows to the front, French doors to the conservatory, and a central fireplace with stone surround and inset log burning stove. The conservatory itself offers wraparound views of the garden and further French doors to the patio.

### First Floor

The first floor offers four bedrooms and three bathrooms. The principal bedroom benefits from a window to the front, fitted wardrobes, and a modern en-suite shower room with a quadrant enclosure and tiled surround. The second bedroom, also with fitted wardrobes, enjoys its own en-suite shower room. Two further bedrooms, currently open plan into each other, share access to a well-appointed family bathroom with a three-piece suite including a panelled bath and pedestal wash hand basin, with frosted window allowing in natural light.

### Second Floor

The top floor is currently arranged with two further rooms, including a spacious bedroom or living room with skylight and dormer window, and another



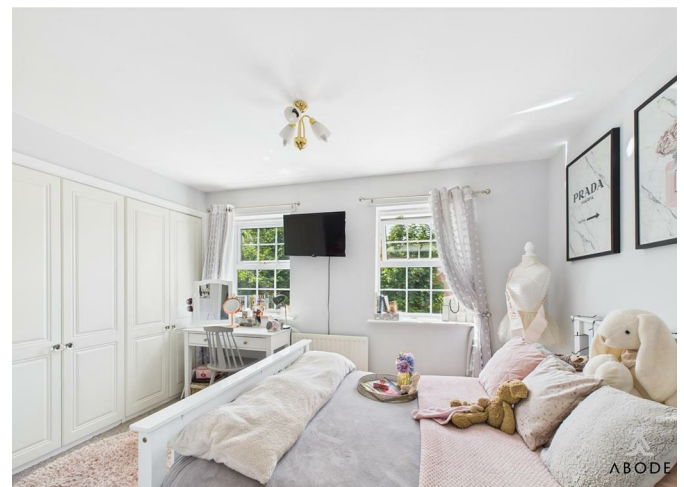
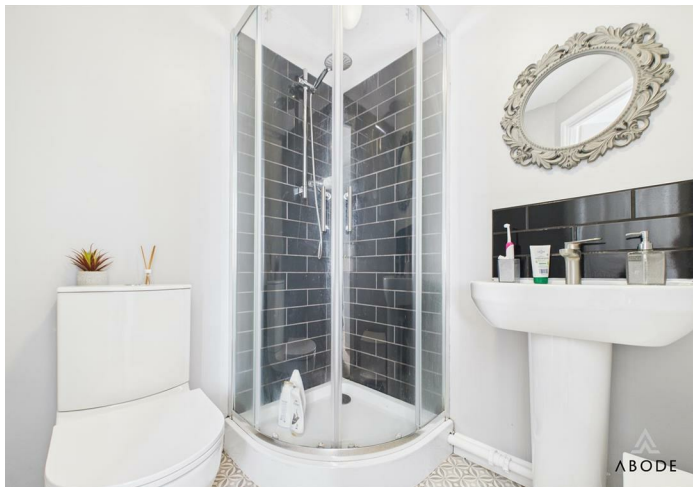
well-sized double bedroom with fitted wardrobes. These are served by an additional en-suite shower room, making this floor ideal as a guest suite, teenager's retreat, or even multi-generational living.

### Outside

To the front, a double driveway provides off-street parking and leads to a detached double tandem garage. The rear garden is fully enclosed and enjoys a good degree of privacy, with a patio area ideal for seating and dining, and a lawn bordered by established planting and fencing.

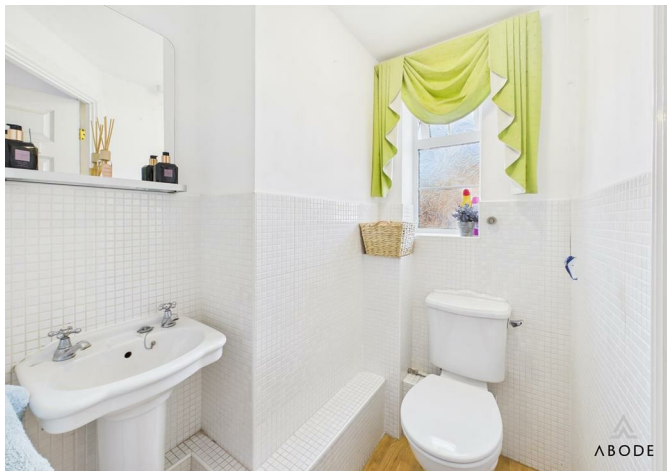












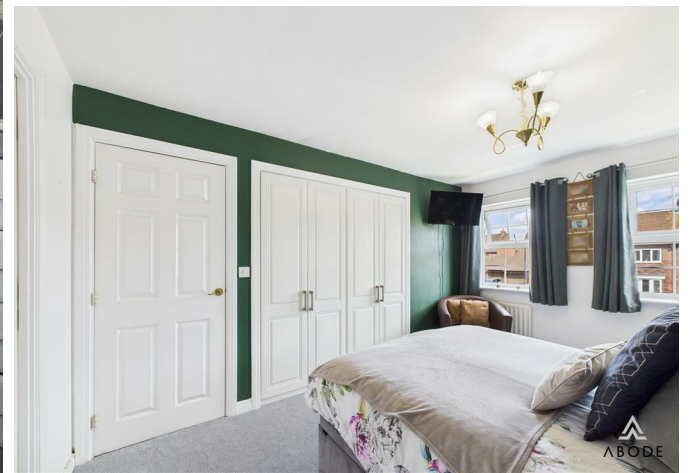
















Floor 0



Floor 1



Floor 2



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

197 m<sup>2</sup>

2124 ft<sup>2</sup>

**Reduced headroom**

1.7 m<sup>2</sup>

18 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

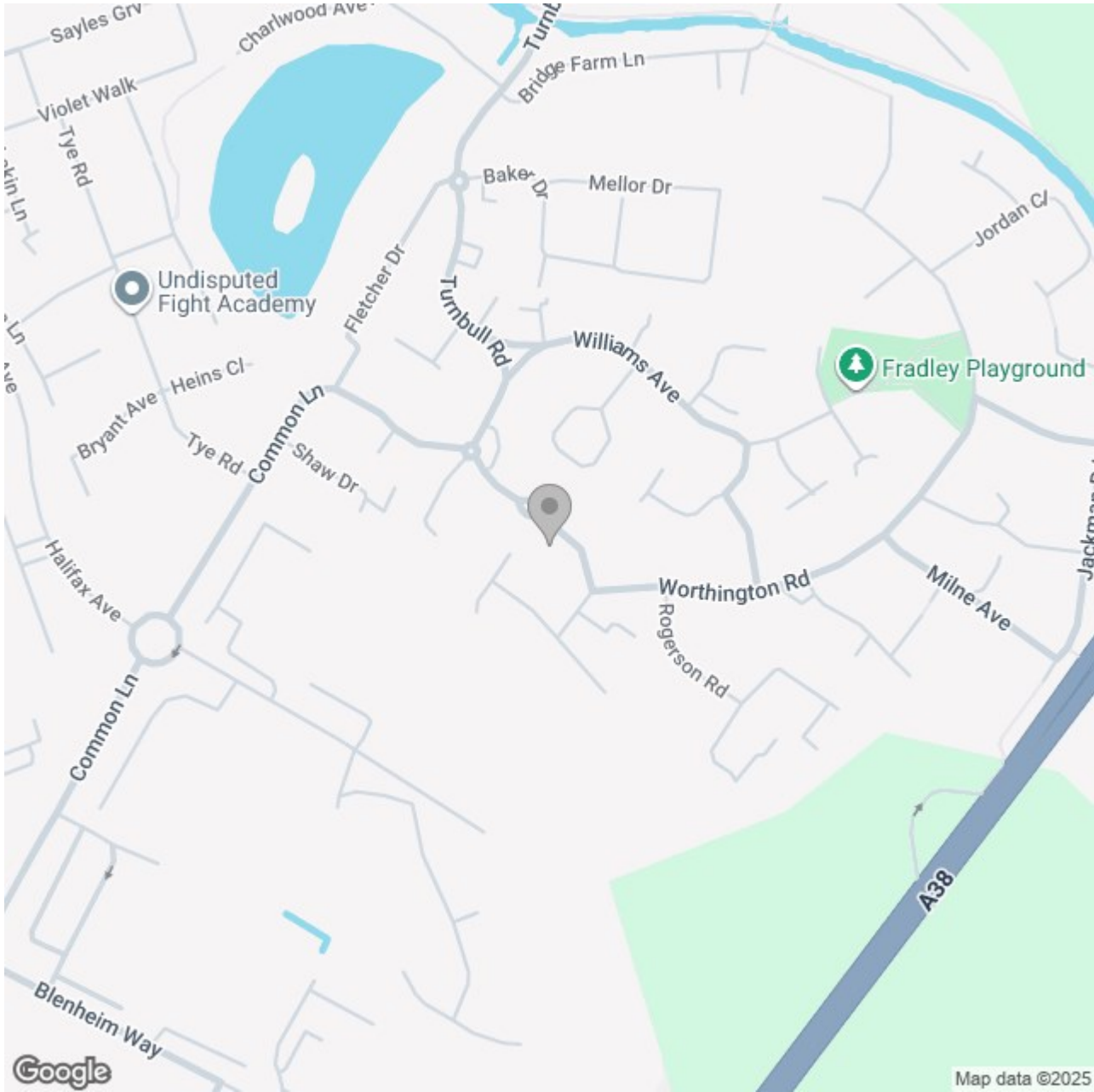
Calculations are based on RICS IPMS 3C standard.

**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>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC