





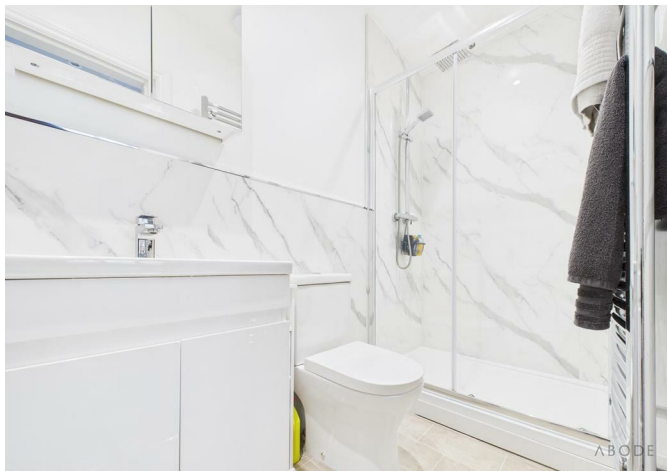
A beautiful five bedroom detached family home, having the benefit of two reception rooms with a conservatory to the rear aspect, private rear garden, ample parking. The properties spans over 1824 square feet of accommodation, briefly comprising to the ground floor: entrance hall, living room, dining room, kitchen, utility room and WC/cloaks double bedroom and ensuite. The first floor has four double bedrooms of which the master has an en-suite bathroom and a further family bathroom. Viewing is highly recommended, via appointment only.





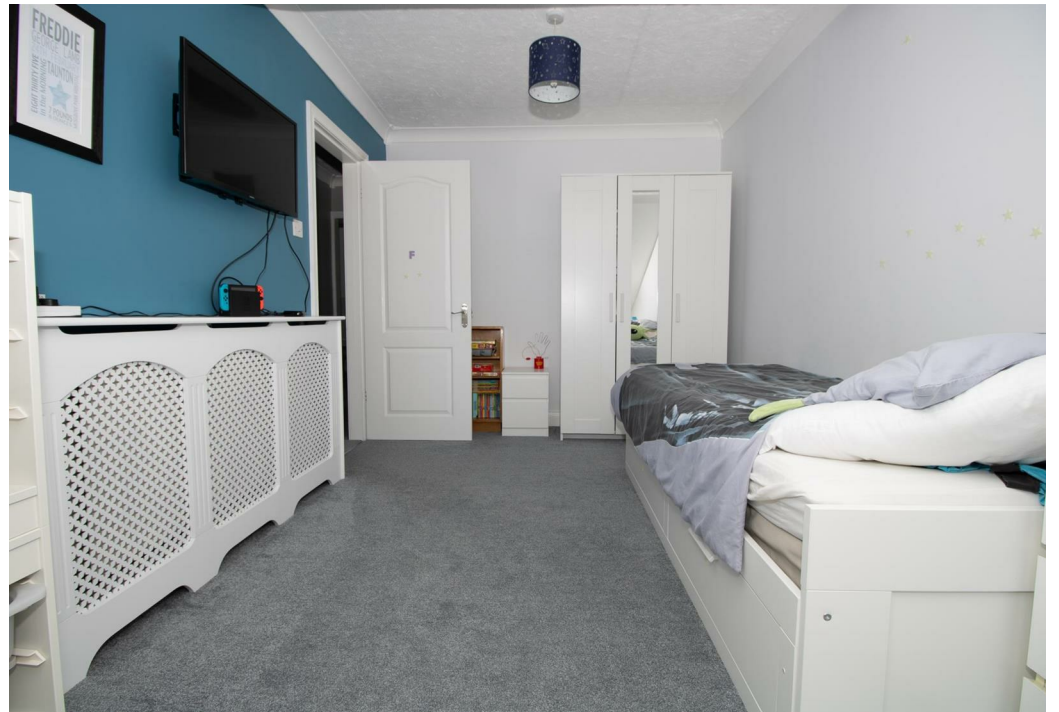
















Floor 0

Approximate total area⁽¹⁾

169.8 m²

1824 ft²

Reduced headroom

5.1 m²

55 ft²



Floor 1



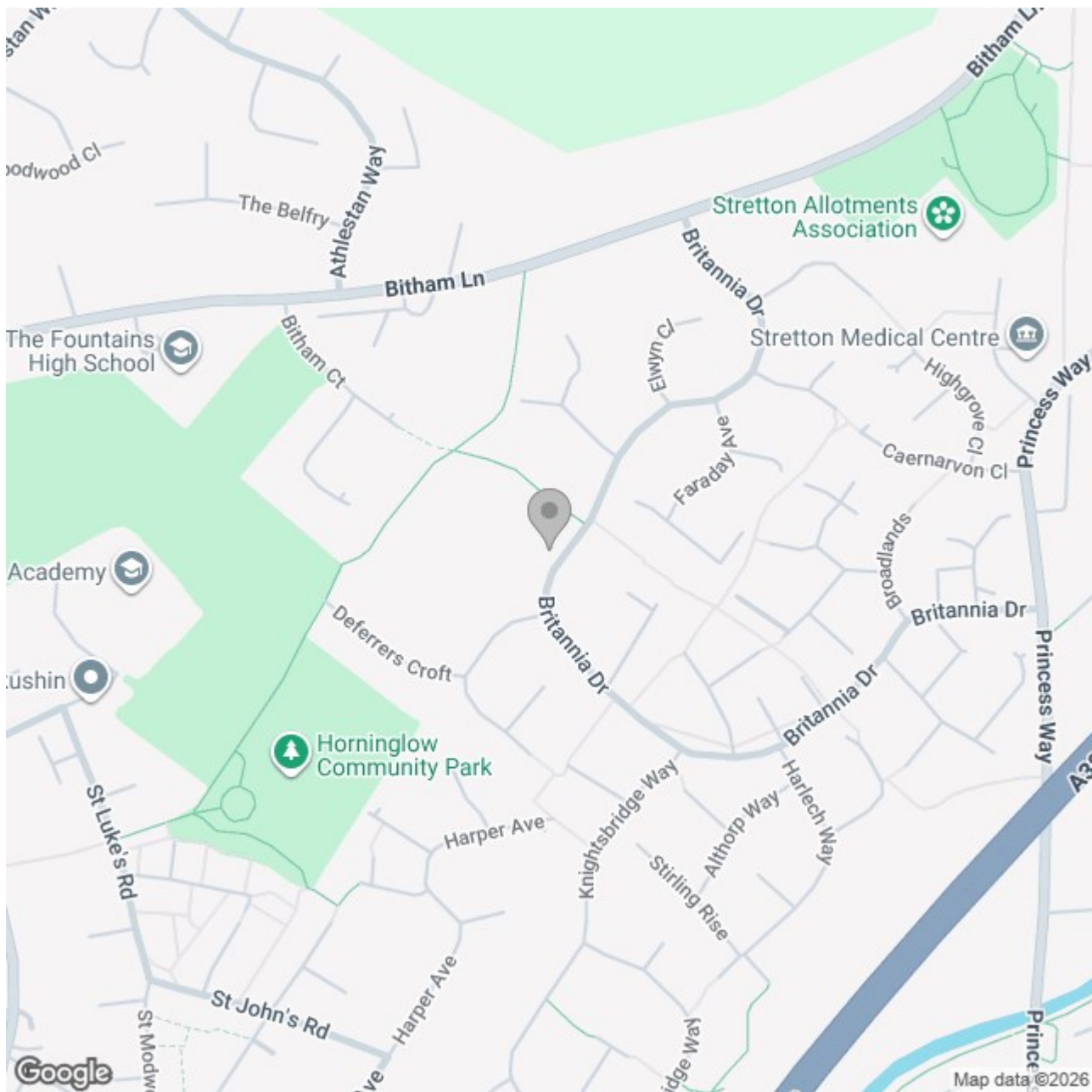
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 