



DELIGHTFUL DETACHED COUNTRY COTTAGE

Presenting a charming countryside retreat, this exquisite four-bedroom cottage graces an elevated position at the culmination of a green lane. Bordered by sprawling fields, the cottage boasts a generously sized, sun-drenched garden that wraps around the southern and western perimeters.

Spanning two floors, the cottage features ample space with four bedrooms and two bathrooms, offering a comfortable and well-lit living environment. The expansive garden stretches gracefully to the property's West and South, while the garage and a five-vehicle parking area are situated to the East.

Enhancing the allure of this abode is a large eat-in kitchen, perfectly suited for entertaining adjacent, a separate utility room adds functionality to daily living. The presence of a conservatory further enhances the living space, providing a seamless connection to the outdoors.

Bordering picturesque fields, this property stands as a testament to tranquil country living. A noteworthy feature is the absence of any onward chain, ensuring a smooth transition for the new owners.





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FEATURES

- Four-bedroom cottage
- Two bathrooms
- Large eat in kitchen
- Large South and West facing garden
- Green lane location
- Conservatory, separate utility/boot room

INFORMATION

- Mains water, soakaway drains
- Development permissions passed to include tight tank drainage system
- Borehole water supply retained for garden irrigation
- Oil fired central heating
- No onward chain
- Garage & parking for 5 cars
- Parish rates for 2022 were £410.00
- Freehold and Entitled/Licensed



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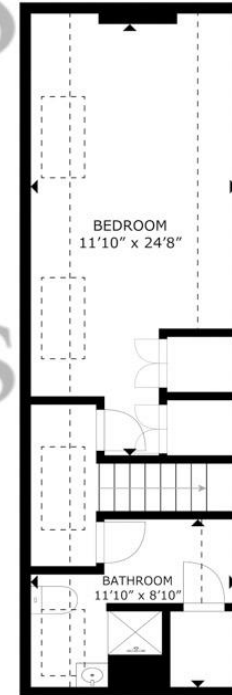
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1ST FLOOR



2ND FLOOR



2ND FLOOR

GROSS INTERNAL AREA
 1ST FLOOR: 1630 sq. ft, 2ND FLOOR: 429 sq. ft
 TOTAL: 2059 sq. ft

EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 271 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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