





A delightful family home that has been purposefully upgraded and extended and now offers bright and spacious accommodation throughout.

The house provides a charming combination of both modern and period features with a lovely feeling of space and openness. On the ground floor is a 23ft bay fronted sitting room with French doors leading to the garden. Beyond, this is a ground floor WC.

The kitchen/orangery is the hub of the house with a wonderful expanse of travertine flooring leading through to a fabulous orangery, again with travertine flooring, with an overall measurement of 37ft.

The kitchen has been beautifully refitted with an exceptional range of painted 'Shaker style' units together with stone work surfaces and integrated appliances, including a gas fired extended 'Aga' cooker, creating a superb centre piece, that works independently of the hot water and central heating.

The orangery has a stunning lantern roof allowing a flow of natural light and wonderful all year round living and access through a set of French doors onto the large patio.



The first floor offers three generous double bedrooms, with the master bedroom featuring built in floor to ceiling wardrobes. The bathroom again has been beautifully refitted with a stunning white suite with double ended bath and separate enclosed shower cubicle, wash hand basin, WC and half panelled walls.

Access to the loft room is via a further staircase, from the

extensive split level landing, and offers a large area with built in cupboard and Velux windows to both front and rear aspects.

Externally, there is a low maintenance rear garden measuring approximately 120ft in length. The garden is Westerly facing and benefits from a hand built pergola. The majority of the garden is paved with Indian sandstone providing ample patio space and there are a two timber sheds together with a summer house located at the bottom of the garden. Gated pedestrian rear access (right of way). Permit parking for two vehicles is available right outside the front door.

**No onward chain.**

**Council Tax Band D**

**£1714 per annum**



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