

## **Monthly Rental Of £2,100**

Originally built as the estate manager's accommodation, this immaculately and sympathetically restored turn-key property is set in the small village of Great Ashley. The impressive drive leads to a forecourt that stands to the north of the house and provides ample parking. Lawn and mature trees including Chestnut, Beech, Yew and Holm Oak form the border. The ground floor accommodation includes a lovely entrance hall, cloakroom, drawing room, dining room and kitchen/breakfast room. Upstairs you'll find the landing, master bedroom suite, guest bedroom suite, 2 further bedrooms and a family bathroom.



**Detached Country Home**

**Beautiful Gardens**

**Four Bedrooms**

**Two Ensuites**

**Two Reception Rooms**

**Garaging**



## ACCOMMODATION

### **Living Room** 34' 3" x 23' 11" (10.44m x 7.29m)

A wonderful room for entertaining - triple aspect windows overlooking the beautiful gardens, fireplace and built-in bookshelves.

### **Study** 16' 3" x 12' 4" (4.95m x 3.76m)

A room full of character that you would expect from a property like this. A wonderful room that captures the morning sun with the east facing windows.

### **Kitchen/Breakfast Room** 24' 2" x 12' 7" (7.37m x 3.84m)

A lovely modern and light kitchen with all of the modern conveniences: five burner gas hob, two electric ovens, dishwasher and built-in microwave. Adjoined by a spacious dining area.

### **Master Bedroom** 18' x 15' 3" (5.49m x 4.65m)

Proportions that you'd expect for a master bedroom. Ample room for wardrobes and drawers. West facing windows overlooking the gardens and fields.

### **En-suite Master Bathroom** 12' 4" x 8' 5" (3.76m x 2.57m)

Recently remodelled to include bath, separate shower, WC and wash basin. Heated natural stone floor and towel rail.

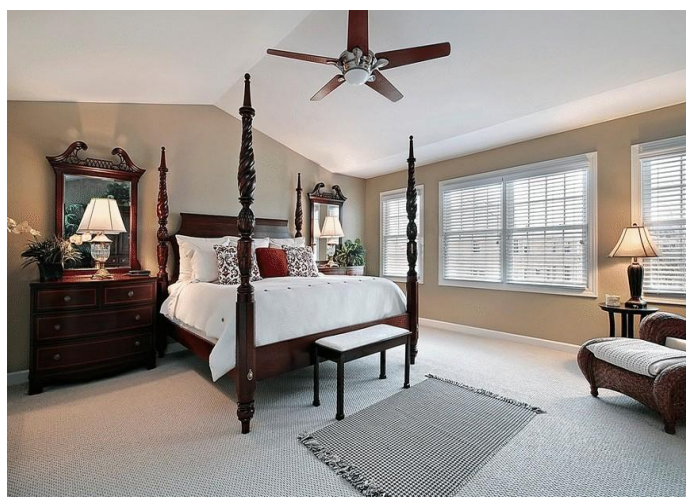
### **Family Bathroom** 14' 1" x 10' 2" (4.29m x 3.1m)

White suite incorporating bath with shower over, wash basin and WC and ample storage for towels etc.

### **Bedroom 1** 12' 2" x 9' 11" (3.71m x 3.02m)

Dual aspect windows to the front and east of the property. Adequate storage with two built-in wardrobes.





**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors' confirmation of their accuracy. These details must therefore be taken as a guide only and amended details should be requested from the agents.



# Energy Performance Certificate (EPC)

17 Any Street, District, Any Town, B5 5XX

**Dwelling type:** Detached house  
**Date of assessment:** 15 August 2011  
**Date of certificate:** 13 March 2012

**Reference number:** 0919-9628-8430-2785-5996  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 165 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

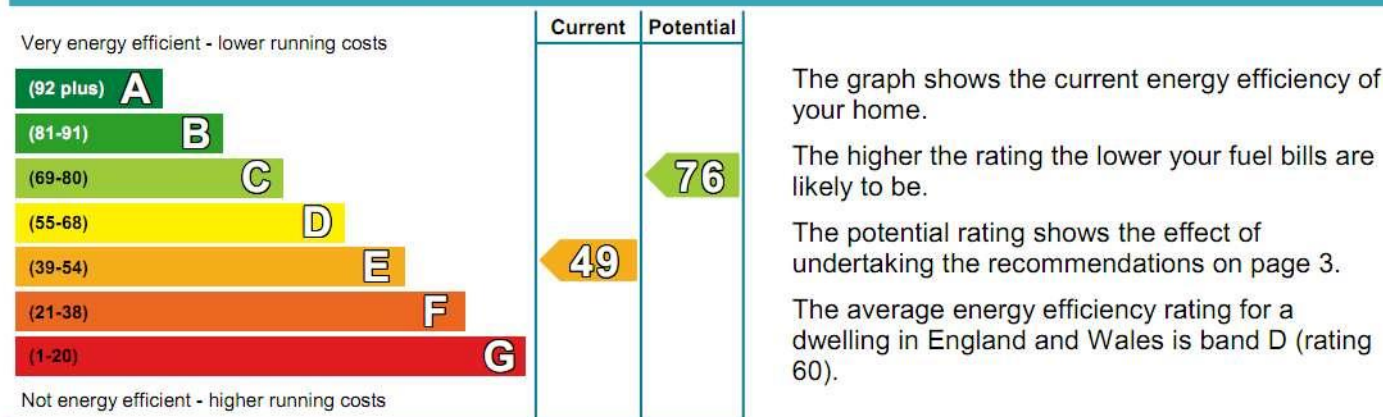
<b>Estimated energy costs of dwelling for 3 years</b>	<b>£5,367</b>
<b>Over 3 years you could save</b>	<b>£2,865</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
<b>Totals:</b>	<b>£5,367</b>	<b>£2,502</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£141	✓
2 Cavity wall insulation	£500 - £1,500	£537	✓
3 Draught proofing	£80 - £120	£78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.