



- A charming natural stone cottage situated in a much sought after location!
- Handy entrance porch opening into a lounge dining room with feature log burner
- Fitted kitchen offering a good range of units and door opening directly onto the garden
- Ground floor bathroom with shower over bath. Gas central heating and double glazing
- On the first floor there are two double bedrooms and access to a loft space with Velux window
- Fully enclosed and private south facing garden with timber summer house and storage shed. Private parking.



"A natural stone cottage situated in a quiet and convenient location being just a few minutes level walk to the High Street". The accommodation comprises a handy entrance porch. Lounge dining room with feature log burner and ample space for a family dining table. Fitted kitchen with door opening onto a fully enclosed garden. Ground floor bathroom with shower over bath. On the first floor are two very good-sized double bedrooms and a drop down ladder leads to the loft space which would make a perfect hobby area, Velux window with views of the park. Gas central heating and double glazing. Outside to front is a fully small walled garden providing ideal space for bin store. To the rear is a fully enclosed and private south facing garden which measures approx. 95 feet in length and boasts a patio area, pergola, timber summer house and shed and gated access to a hard standing providing parking for one car.

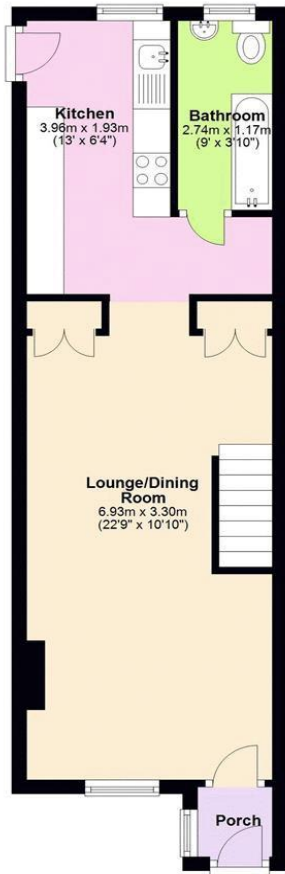
Tenure: Freehold

Council Tax Band: B



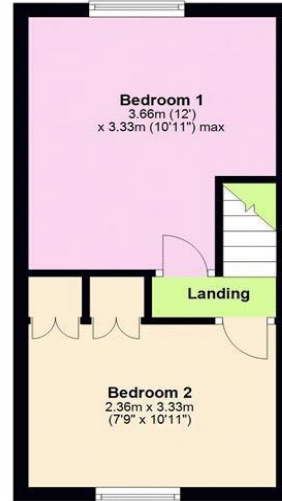
Ground Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



First Floor

Approx. 22.7 sq. metres (244.1 sq. feet)



Total area: approx. 59.8 sq. metres (643.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.

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69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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