



- 5 Bed Detached Farmhouse
- Study; Office; Cloaks/WC
- Store Rooms & Snug
- Lovely Village Location

- Spacious & Superbly Proportioned Family Accommodation
- Kitchen; Breakfast Room; Laundry
- Fabulous South Facing Garden

- Drawing Room; Dining Room
- Family Bathroom & En Suite
- Courtyard & Parking

AVAILABLE FROM 1ST AUGUST A fabulous 5 bedroomed stone built period farmhouse, occupying a superb location on the periphery of this sought after village. Available on a long term basis, this property is to be let mainly unfurnished. With oil fired central heating and sealed unit double glazing to most windows, this property offers beautifully proportioned family accommodation with considerable character. The Entrance Hall leads to an elegant Reception Hall, and on to the Drawing Room with beautiful marble fireplace and bay to the front. The equally impressive Dining Room has an open fireplace with bay to the front. There is a Study/Snug, also with an open fireplace. The Kitchen is fitted with a range of units, split level oven with 4 ring hob and a 2 oven Rayburn. There is a Breakfast Room with walk in pantry, Laundry with Belfast sink, Office and Cloakroom/WC. Stairs lead from the hall to the First Floor Landing. Bedroom 1 is to the front with a fitted double wardrobe and En Suite Shower/WC with wc, wash basin and shower quadrant. Bedroom 2 has a built in double wardrobe and is also to the front. Bedroom 3 is to the side, also with built in wardrobes. Bedroom 4 has built in wardrobes and a wash basin and is also to the side, with Bedroom 5 again having wardrobes and being to the front. The family Bathroom has a wash basin, roll top bath and shower cubicle with mains shower and there is a separate WC. There is also a Snug along with two further store rooms.

There is a beautiful South facing family Front Garden with lawn and mature well stocked borders and there is a Courtyard to the side with ample parking and 2 external stores.

The tenant will also have access to communal areas including a tennis court, pavilion and garden. There is no smoking on site.

The Farmhouse is ideally located for village amenities including schools for all ages, wide range of shops including Waitrose, a variety of pubs and restaurants as well as sporting and leisure facilities.

Entrance Hall

Reception Hall

Drawing Room 16'6 x 19'6 (into bay) (5.03m x 5.94m (into bay))

Dining Room 19'5 x 17' (5.92m x 5.18m)

Study 13'8 x 10' (4.17m x 3.05m)

Rear Hall 10'6 x 7'8 (3.20m x 2.34m)

Kitchen 15'9 x 15'3 (4.80m x 4.65m)

Breakfast Room 13'6 x 12'3 (4.11m x 3.73m)

Office 14' x 9'8 (4.27m x 2.95m)

Cloakroom/WC

Laundry 14' x 11'2 (4.27m x 3.40m)

First Floor Landing

Bedroom 1 14'10 x 14'9 (4.52m x 4.50m)

En Suite Shower/WC 5'10 x 4'3 (1.78m x 1.30m)

Bedroom 2 16' x 15' (4.88m x 4.57m)

Bedroom 3 15'8 x 13'6 (4.78m x 4.11m)

Bedroom 4 17'3 x 8'9 (5.26m x 2.67m)

Bedroom 5 15'3 x 9'6 (4.65m x 2.90m)

Snug 12'2 x 6'4 (3.71m x 1.93m)

Bathroom 14'10 x 6'9 (4.52m x 2.06m)

WC 5'8 x 3' (1.73m x 0.91m)

Store Room 1 12'2 x 7' (3.71m x 2.13m)

Store Room 2 9'2 x 7' (2.79m x 2.13m)

Information For Tenants - Fees





Energy Performance: Current D Potential C
Council Tax Band: G





These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.