

Orchard Cottage



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Three bedroom pre owned cottage

This triple-aspect period property enjoys a spacious sitting room with a fireplace, full length window and French doors which open onto a private decking area. The generously proportioned dining kitchen benefits from integrated appliances and good storage. A cloakroom and third bedroom/study complete the ground floor. Upstairs, the master bedroom has fitted, mirrored wardrobes and an en suite wet room. The second bedroom, also fitted with mirrored wardrobes, enjoys far-reaching rural views. A house bathroom is adjacent to the second bedroom.

Property specifications

- Front vestibule leading to spacious hall.
- Sitting room leading out to private decking area
- Stylish kitchen with integrated appliances and hillside views
- Large master bedroom and double aspect second bedroom
- Third bedroom / study
- Allocated parking space
- No upward chain

£515,000 (other fees apply)

Monthly management fee £792.89

Annual ground rent £250

Bistro Credit £72.68

Council Tax Band: D

Viewing by appointment with the sales office.

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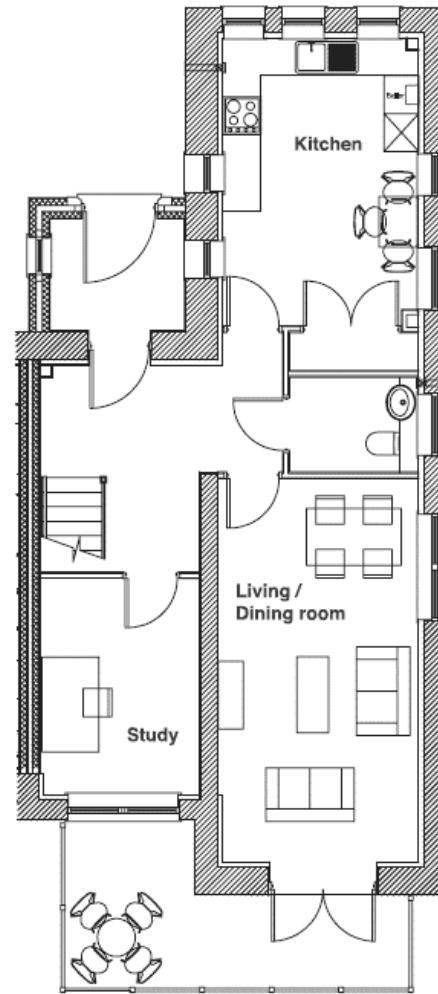
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Internal Measurements

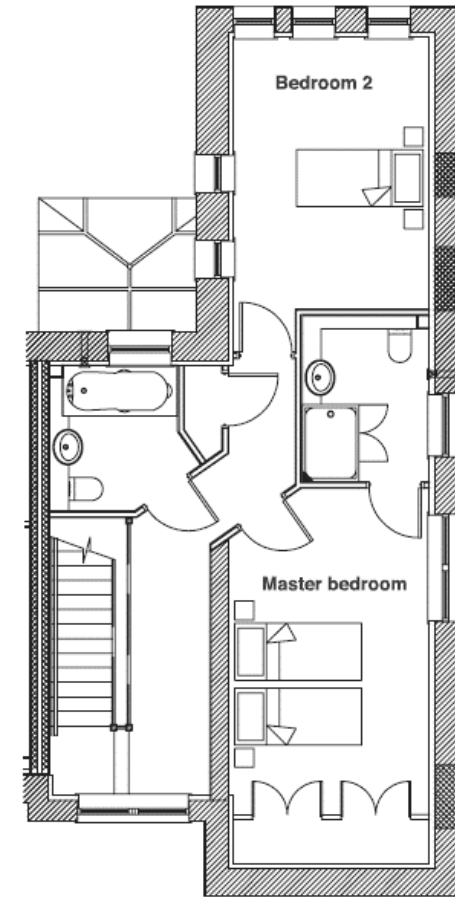
	Metric (m)	Imperial (ft)
Living/Dining Room	3.25 x 6.00	10'8" x 19'8"
Kitchen	4.55 x 3.15	14'11" x 10'4"
Master Bedroom	5.90 x 3.25	19'3" x 10'8"
Bedroom two	4.30 x 3.20	14'1" x 10'6"
Bedroom three / Study	2.40 x 3.40	7'10" x 11'1"

Total Sq.Ft 1,357

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



Ground floor



First floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These pages are intended for marketing purposes only. Designs vary according to plot and all details should be checked at the Sales office. August 2021

