

# Absolute Homes



## DESCRIPTION

The stunning property offers 2166 sq ft of accommodation arranged over two floors with all principle rooms taking full advantage of its truly wonderful riverside location and views. The open plan riverside reception room with beautiful state of the art kitchen has a wonderful spacious and light feel with vaulted ceiling and triple aspect.

There is a second riverside living room, master bedroom suite, with walk-in-wardrobe and luxury en-suite bathroom, separate cloak room and utility room. Stairs lead to a large galleried landing fitted with bespoke furniture and currently used as an office but could be easily adapted to create a fourth bedroom. There are two further bedrooms both enjoying a river view and having their own en-suite shower rooms.

Outside, a raised decked runs the full width of the property and provides the perfect place to enjoy the river activity and panoramic views. Steps lead down onto a paved deep water mooring extending approximately 100ft.

The home is approached via an electric gate onto the driveway where there is a detached, fully insulated shed/workshop and parking area for several vehicles to the front of the property as well as a large raised deck and seating area.

## INFORMATION

**Price:** £4,500 per calendar  
**Available:** month Immediately  
**EPC:** C  
**Council Tax Band:** G

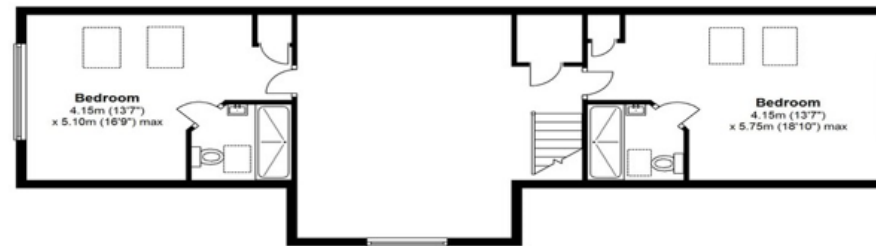


Approx. 126.7 sq. metres (1363.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**First Floor**  
Approx. 74.6 sq. metres (803.3 sq. feet)



Total area: approx. 222.1 sq. metres (2390.8 sq. feet)

**Workshop**  
Approx. 20.8 sq. metres (224.2 sq. feet)



[absolute-homes.co.uk](http://absolute-homes.co.uk)

01784 557 898

info@absolute-homes.co.uk

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

