



Winspit House, Main Street, Polebrook  
OIEO £525,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Large master bedroom with en-suite
- All bedrooms benefit from built in wardrobes
- Quiet very sought after village
- Garage and driveway
- Utility room

You are firstly met by the charming front garden with its stone wall and white picket gate. Inside the property briefly comprises of hallway leading to the downstairs W.C, kitchen/dining open planned area with breakfast bar which then conveniently leads through to the utility room with an access door to the rear garden. Coming out of the kitchen and across the hall is the comfortable lounge with a working fire and double doors through to the rear garden directly under the conveniently placed pergola. Upstairs there are three double sized bedrooms, all benefitting from built in wardrobes, the master bedroom also has its own en-suite as well as the family bathroom



with additional shower over bath . The very private and enclosed rear garden has a patio area with wooden pergola above it, the rest of the garden is laid to grass with mature borders. To the side of the property you will find the garage and driveway large enough for multiple cars.

Lounge (18' 11" x 11' 04") 5.51m x 3.36m

Kitchen/Diner (18' 10" x 11' 04") 5.51m x 3.36m

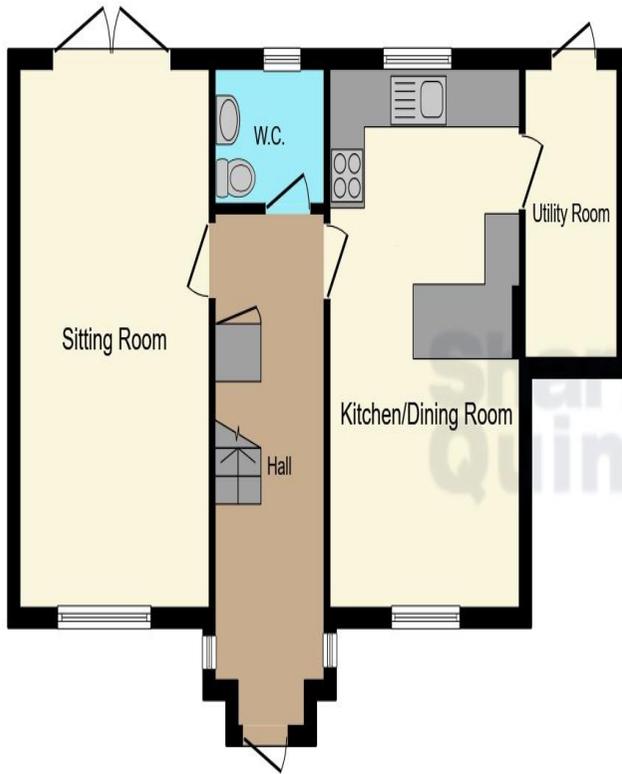
Utility room (9' 08" x 5' 09") 2.76m x 1.55m

Bedroom one (14' 07" x 11' 05") 4.28m x 3.36m

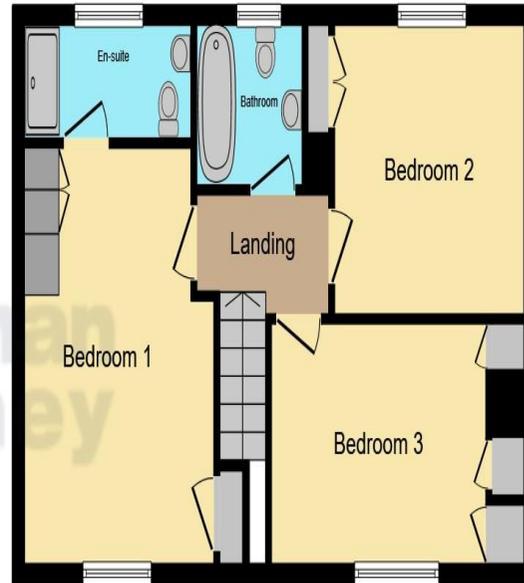
Bedroom two (11' 02" x 10' 04") 3.35m x 3.06m

Bedroom three (12' 09" x 8' 02") 3.68m x 2.44m





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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