

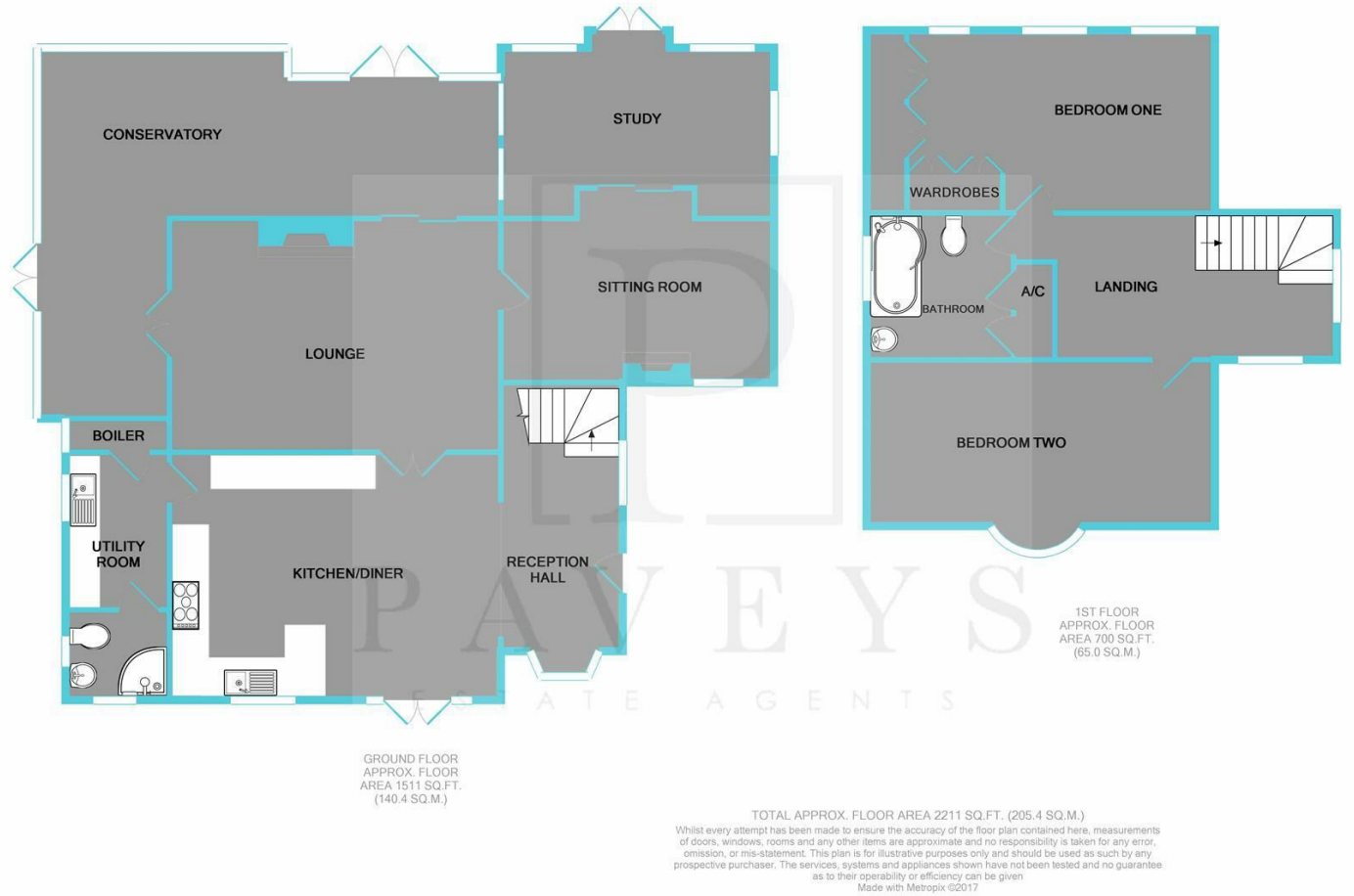
The Cottage, Church Lane
Great Holland, CO13 0JS

Price £450,000 Freehold



PAVEYS
ESTATE AGENTS

A UNIQUE TWO DOUBLE BEDROOM DETACHED COTTAGE located in sought after 'Church Lane' in Great Holland. The property is set on an approx quarter of an acre plot of mature and secluded gardens and offers many original features throughout. Key features include a large kitchen/dining room, utility room, ground floor cloaks/shower room, two reception rooms, large L shaped conservatory, study, galleried landing, two double bedrooms and spacious bathroom. The established gardens wrap around the property and offer a feature pond with footbridge and double carport. An early viewing is advised.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

ENTRANCE HALL

Oak panelled entrance door, windows to front and side aspects, part oak flooring, part tiled flooring, exposed beams, stairs to First Floor. Opening to Kitchen/Dining Room.

KITCHEN/DINING ROOM 20' x 15' (6.10m x 4.57m)

Range of Limed Oak fronted under counter and over counter units, work surfaces inset a white ceramic single bowl sink and drainer with mixer tap. Range style oven, extractor hood over, space for American style fridge/freezer. French doors and two glazed side panels to front, bow window to front, tiled flooring, exposed beams to ceiling, tiled splash backs, two radiators.

UTILITY ROOM 10' x 6'3 (3.05m x 1.91m)

Range of over counter and under counter units with work surfaces over, inset single drainer sink, space and plumbing for washing machine and dishwasher, cupboard housing wall mounted boiler (not tested). Double glazed window to side, tiled flooring.

GROUND FLOOR CLOAK & SHOWER ROOM

White suite comprising low level WC, wall mounted wash hand basin and corner shower cubicle with mains shower (not tested). Windows to front and side aspects, tiled flooring, part panelled walls, radiator with heated towel rail.

LOUNGE 20' x 14' (6.10m x 4.27m)

Double doors and French doors to Conservatory, oak flooring, feature brick fireplace with electric fire inset (not tested), exposed beams to ceiling and walls, two radiators.

SITTING ROOM 16'6 x 10'10 (5.03m x 3.30m)

Window to front, double glazed patio doors to Study, fitted carpet, feature open fireplace with tiled hearth and copper hood, radiator.

STUDY 16' x 10' (4.88m x 3.05m)

Double French doors to rear garden, double glazed windows to rear and side aspects, full height glazed screen to Conservatory, tiled flooring, two radiators.

L SHAPED CONSERVATORY 27' x 23' max (8.23m x 7.01m max)

Double glazed French doors to rear garden, double glazed French doors to side, windows to rear and side aspects, tiled flooring, four radiators.

GALLERIED LANDING

Window to front and side aspects, part oak flooring, part fitted carpet, exposed beams, radiator.

BEDROOM ONE 21' x 10' (6.40m x 3.05m)

Bay window to front, fitted carpet, range of fitted wardrobes and units, radiator.

BEDROOM TWO 21' x 10'3 (6.40m x 3.12m)

Three windows to rear, fitted carpet, large range of fitted wardrobes and overhead storage cupboards, radiator.

BATHROOM

White comprising low level WC, pedestal wash hand basin and P shaped bath with mixer taps and shower attachment over (not tested). Window to side, tiled floor, fully tiled walls, radiator.

OUTSIDE FRONT & OUTSIDE REAR

The property is surrounded by mature and secluded gardens, laid to lawn with established trees and shrubs, pond with footbridge over, timber double car port to front.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Note: the floorplans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2003

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