



## Keepers Cottage The Poachers, Brighton

£325,000

- Detached House
- Utility Room
- En-Suite Shower Room
- EER 72 (C)
- Ground Floor Cloaks/wc
- Lounge & Separate Dining Room
- Stunning House Bathroom
- Superb Dining Kitchen
- 4 Bedrooms
- Detached Garage

Keepers Cottage is a fine example of the perfect modern family home situated within the village of Brighton, well known for its beautiful countryside setting.



The property welcomes you into a spacious entrance hallway having a useful downstairs cloakroom/wc and storage cupboard, and turned staircase leading to the first floor. The accommodation on the ground floor is particularly adaptable and gives a perfect balance, combining both family and more formal areas. The house is complemented by many high quality features including a wood burning stove, bespoke kitchen and tasteful decoration throughout.

The heart of the house is the superb dining kitchen, which is very well equipped and functional having cream units with black granite worktops over. There are a number of integrated appliances including a fridge freezer, dishwasher, single freezer, microwave, oven and ceramic hob. There is an understairs storage cupboard and french doors connecting to the rear garden.

Located off the kitchen diner is a useful utility room which comprises of a range of fitted units, provision for laundry facilities and a stainless steel sink unit along with a further internal door leading into the dining room, which could also be used as a cosy snug or office depending on the individuals' requirements.

The first floor is equally impressive benefitting from four well-proportioned double bedrooms. Of particular note, bedroom two has full width built in wardrobes and the master enjoys en suite shower facilities. The internal accommodation is completed by a stunning house bathroom having a white three piece suite with a fixed shower attachment over.

Externally the property is accessed off Clay Lane into a private cul-de-sac enjoying off street parking for two motor vehicles and a detached single garage with an electric door.

There is a private enclosed rear garden predominantly laid to lawn which runs alongside the property to the front. A pergola wraps around the front and side elevation and there is a brick and pillar walled boundary with gate access to the front.

The property represents one of those increasingly rare opportunities to acquire such a modern and immaculate home. We strongly advise an early inspection. All viewings are strictly via appointment only.

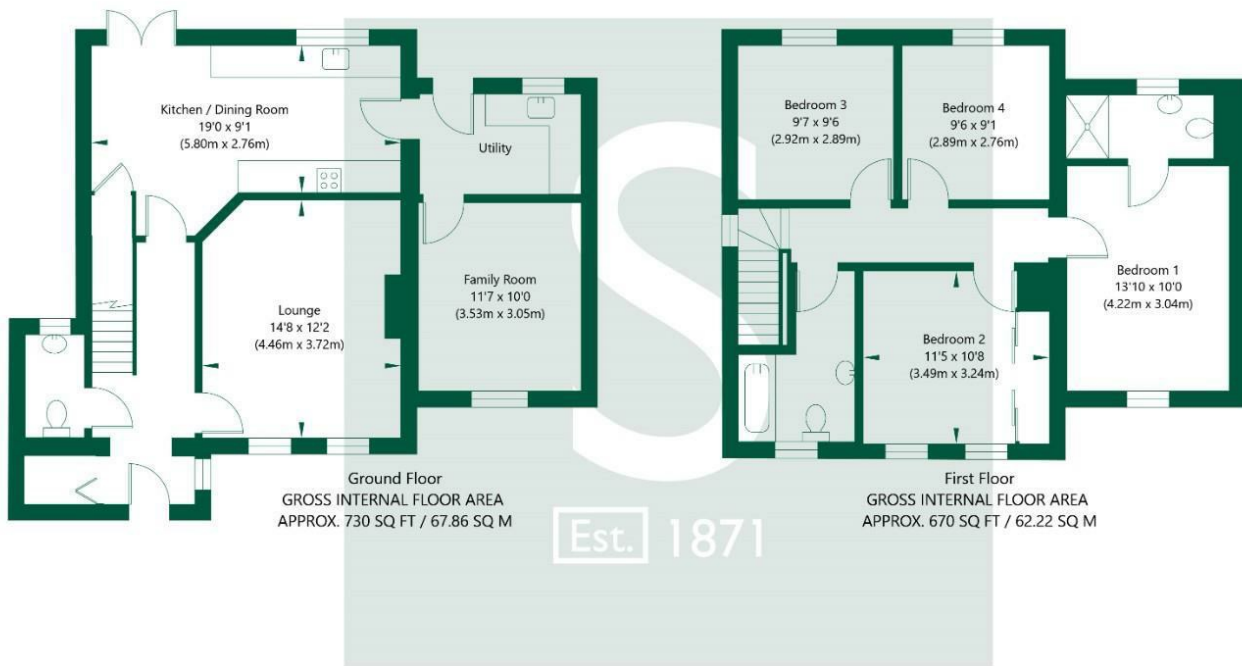
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## The Poachers, Brighton, YO8 6DH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1400 SQ FT / 130.08 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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