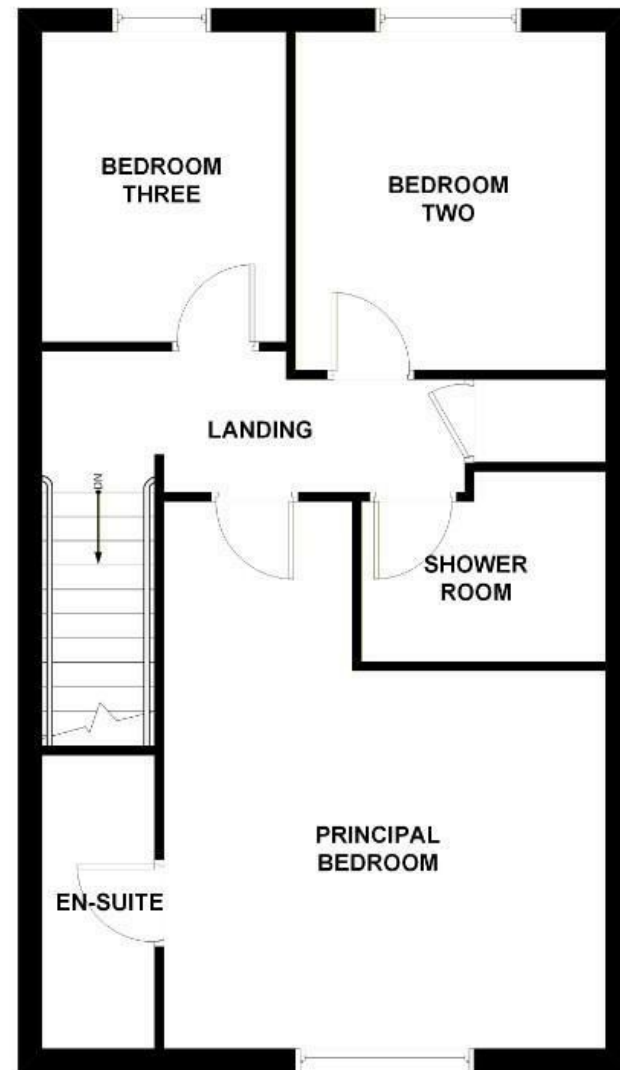
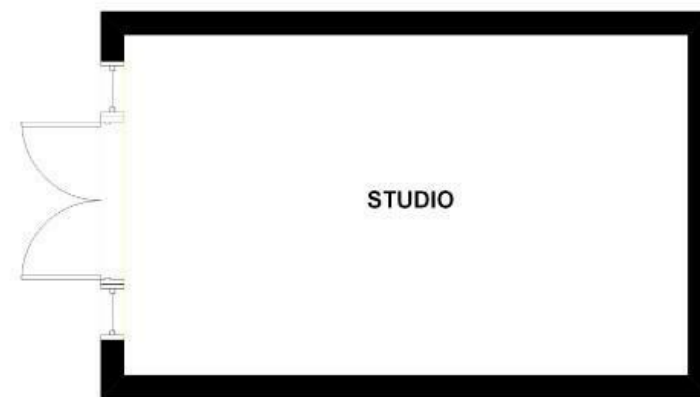


GROUND FLOOR



FIRST FLOOR



STUDIO

TOTAL APPROX. FLOOR  
AREA: 1175 SQ. FT.

**DANIEL BREWER**  
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**COACHMANS MEAD  
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*\*\*\*No Onward Chain\*\*\*Nestled within a peaceful close in the heart of the highly sought-after village of Finchingfield, this exceptional three-bedroom link-detached family home. The ground floor has been thoughtfully arranged to create a refined yet welcoming atmosphere, featuring a beautifully proportioned living room, formal dining room ideal for entertaining, and a well-appointed kitchen. A cloakroom and inviting entrance hall. The kitchen & dining room offers potential to open into a more modern kitchen/dining room. Upstairs, the property continues to impress with three generously sized bedrooms, including principal bedroom with en-suite facilities, alongside a shower room. Externally, the home is equally impressive. A driveway provides parking for two vehicles, while the enclosed rear garden offers a private and tranquil retreat—perfect for relaxation or alfresco dining. Completing the property is a superbly appointed home office/studio with an adjoining utility room, ideal for modern living and working from home. This is a rare opportunity to acquire a truly desirable home in one of the area's most picturesque and coveted village settings.*





**Entrance Hall**

Accessed via UPVC partly glazed front door:- solid Oak flooring, radiator, power points, stairs rising to the first floor landing, doors to.

**Cloakroom**

W.C, wash hand basin, radiator, tiled flooring.

**Dining Room**

10'1" x 10' (3.07m x 3.05m)

UPVC double glazed window to front aspect, solid Oak flooring, radiator, power points.

**Kitchen**

10' x 8'7" (3.05m x 2.62m)

UPVC double glazed window to side aspect, base and eye level units with complimentary working surfaces over, inset 1 1/2 bowl sink with drainer unit, inset oven, induction hob with extractor over, integrated fridge/freezer, integrated washing machine, power points, inset spotlights, part tiled walls, tiled flooring, UPVC partly glazed single door to side aspect.

**Living Room**

16'8" x 10'4" (5.08m x 3.15m)

UPVC double glazed windows to rear aspect, UPVC double glazed French doors leading to the rear garden, feature fireplace with timber surround, radiator, solid Oak flooring, power points.

**First Floor Landing**

Radiator, power points, loft access, doors to.

**Principal Bedroom**

12'10" x 10' (3.91m x 3.05m)

UPVC double glazed window to front aspect, a range of fitted wardrobes, solid Oak flooring, radiator, power points, door to.

**Driveway Parking**

To the front of the property is a shingle driveway proving parking for multiple vehicles.

**Village Summary**

Finchingfield is widely regarded as one of England's most picturesque villages, celebrated for its strong community spirit and iconic village green. The village benefits from an excellent selection of amenities, including three traditional public houses, tea rooms, a restaurant, an antiques centre, a well-stocked village store and a CQC-rated 'Outstanding' GP practice, offering a wonderful blend of rural charm and modern convenience.

- Three Bedroom Link-Detached Family Home
- Walking Distance To Village Centre & Amenities
- Driveway Parking
- Enclosed Rear Garden
- Outbuilding Used As Home Office & Utility Room
- Two Reception Rooms
- Kitchen
- Cloakroom & Entrance Hall
- En-Suite & Shower Room
- No Onward Chain





**En-Suite**

UPVC double glazed opaque window to side aspect, enclosed shower with glass enclosure, wash hand basin with vanity unit below, W.C, radiator, part tiled walls, tiled flooring, inset spotlights.

**Bedroom Two**

10'4" x 8'2" (3.15m x 2.49m)

UPVC double glazed window to rear aspect, solid Oak flooring, radiator, power points.

**Bedroom Three**

9'8" x 8'2" (2.95m x 2.49m)

UPVC double glazed window to rear aspect, solid Oak flooring, radiator, power points.

**Bathroom**

UPVC double glazed opaque window to rear aspect, oversized enclosed shower with glass enclosure, W.C, wash hand basin, radiator, part tiled walls, tiled flooring, inset spotlights, extractor fan.

**Garden**

To the rear of the property is a patio area that leads onto an artificial lawn, bordered by a variety of mature shrubs, trees, and decorative shingle. A paved pathway extends to the outbuilding and continues around the property, providing access to a timber gate.

**Outbuilding (Home Office & Utility Room)**

16'7" x 9'7" (5.05m x 2.92m)

Full height windows overlooking the garden with French doors, power points, inset spotlights, wall mounted electric heater, wood effect flooring, opening to.

Base level units with working surface over, space for tumble dryer, power points, inset spotlights, shelving.

