

# Jonathan Hunt

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2 Wilstone Cottages, Wilstone Westmill, SG9 9LA

Price Guide £524,250

## 2 Wilstone Cottages, Wilstone Westmill, SG9 9LA

This charming three-bedroom property, located in the peaceful village of Westmill, offers a well-presented and extended home with stunning countryside views to the rear. The accommodation includes a welcoming entrance porch, a cosy lounge with a log burner and oak flooring, and a stylish kitchen with sleek storage and contrasting granite worktops. A light-filled orangery serves as the dining room and opens directly to the garden, making it perfect for casual dining or relaxation. The property also benefits from a downstairs cloakroom, a utility room, and a store room/workshop for added convenience. Upstairs, there are three bedrooms and a family bathroom. Outside, the sunny rear garden features a patio, raised lawn, and beautiful views over open countryside. The garden also includes a separate garden room/office, ideal for those working from home. Additional features include off-street parking and a peaceful village setting, making this an ideal home for those seeking space, character, and a tranquil lifestyle.



**PORCH 8'7" x 4'3" (2.64 x 1.3)**

**ENTRANCE HALL**

**LOUNGE 14'3" x 10'11" (4.36 x 3.35)**

**KITCHEN 14'1" x 18'6" (4.3 x 5.65)**

**KITCHEN pic 2**

**KITCHEN pic 3**

**ORANGERY/DINING ROOM 11'1" x 10'6" (3.39 x 3.22)**

**INNER HALL/WC**

**UTILITY ROOM 6'9" x 5'2" (2.06 x 1.6)**

**STORE ROOM/WORKSHOP 12'7" x 7'0" (3.85 x 2.14)**

**PRINCIPAL BEDROOM 14'5" x 9'11" (4.4 x 3.04)**

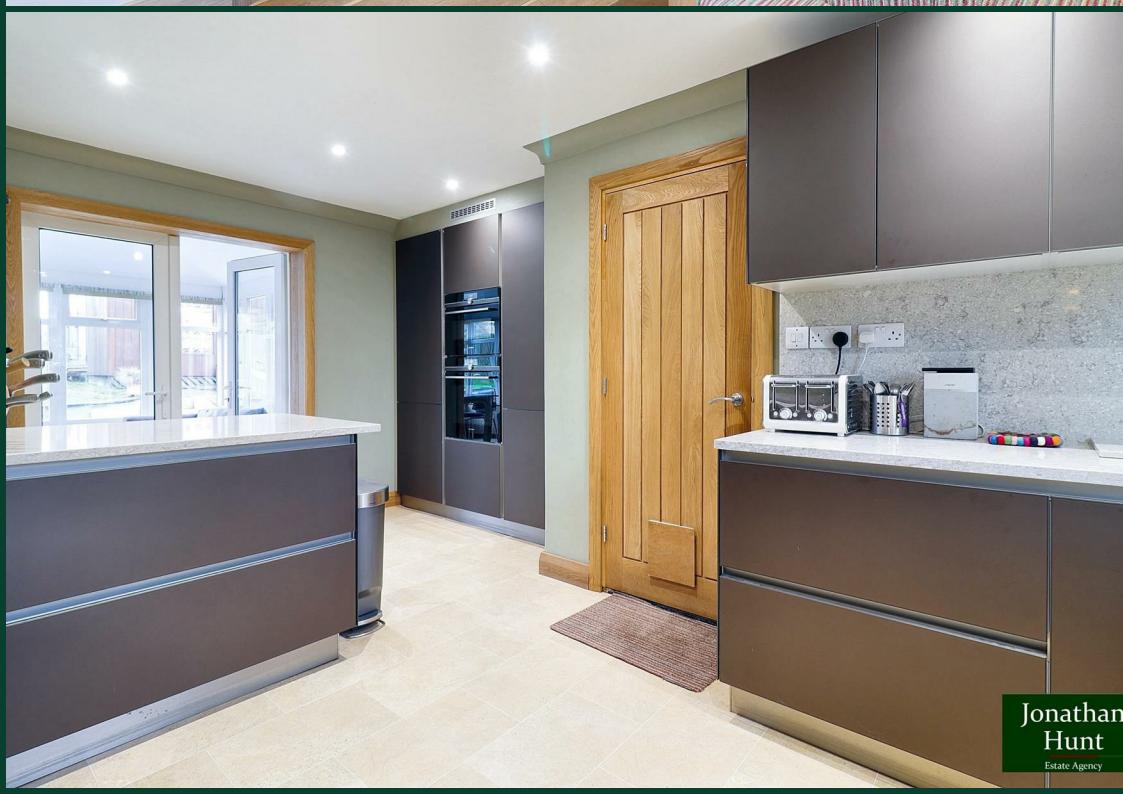
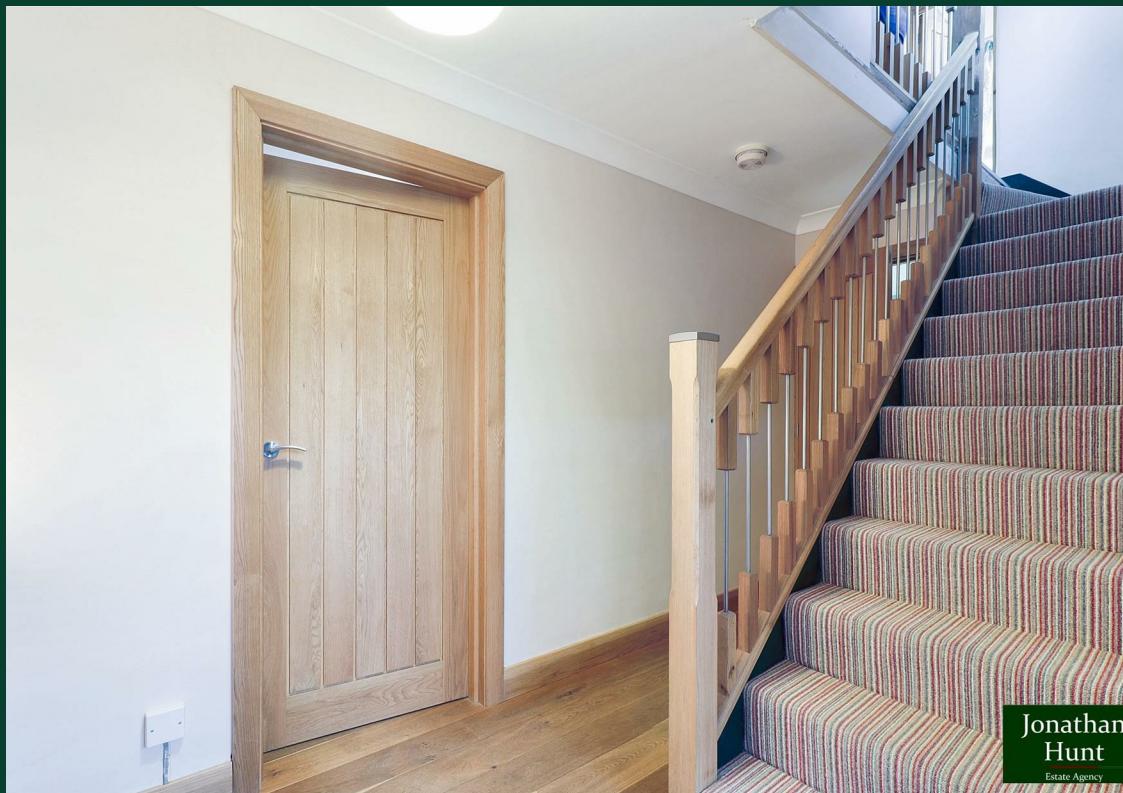
**BEDROOM TWO 11'3" x 10'8" (3.45 x 3.26)**

**BEDROOM THREE 10'4" x 6'9" (3.17 x 2.08)**

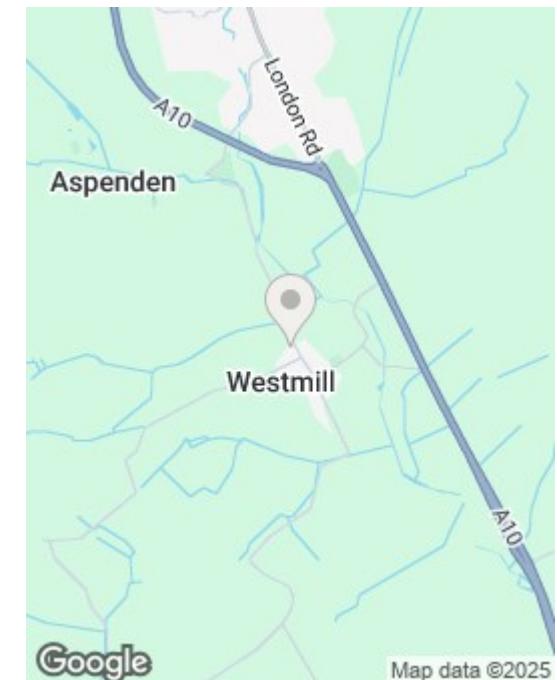
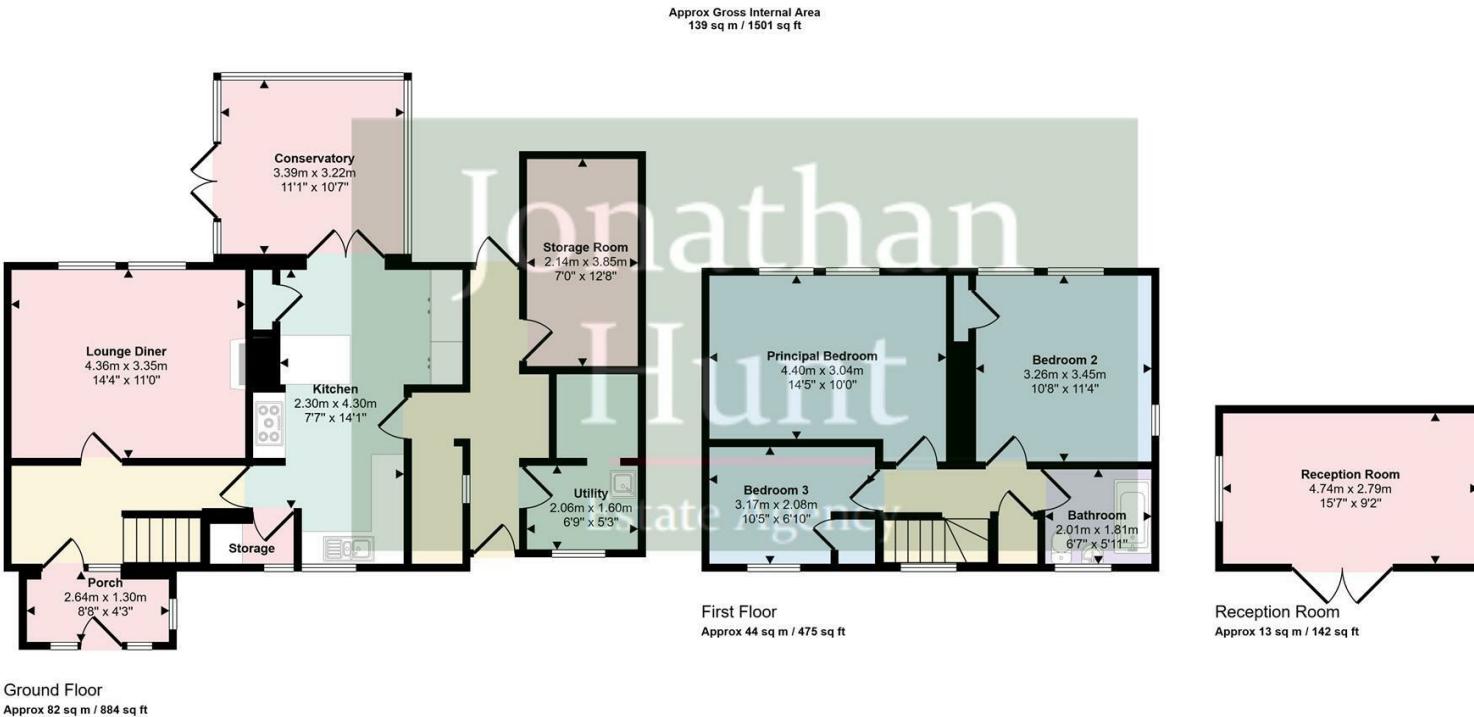
**BATHROOM 6'7" x 5'11" (2.01 x 1.81)**

**HOME OFFICE/GARDEN ROOM**

**GARDEN**







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81	
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC