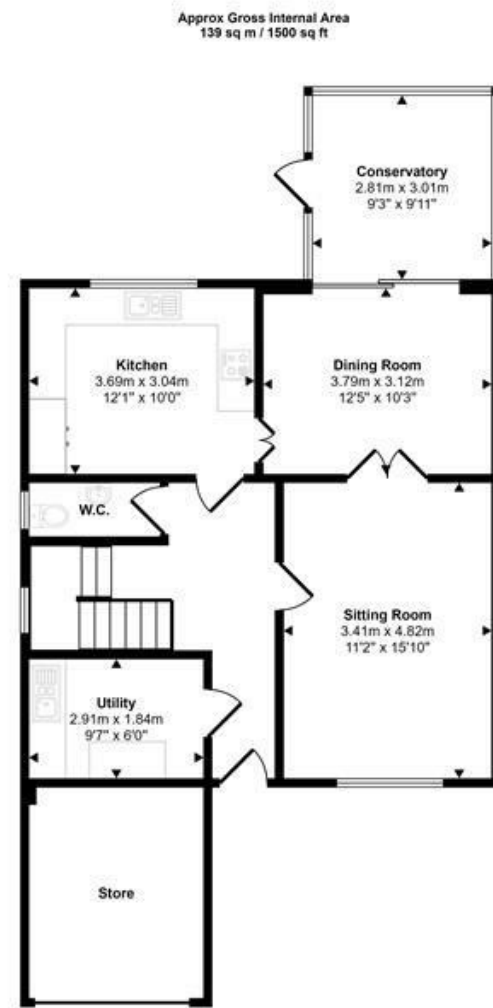
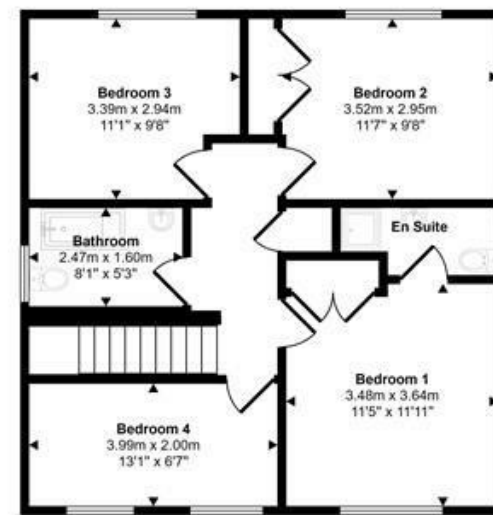




Ground Floor
Approx 78 sq m / 844 sq ft

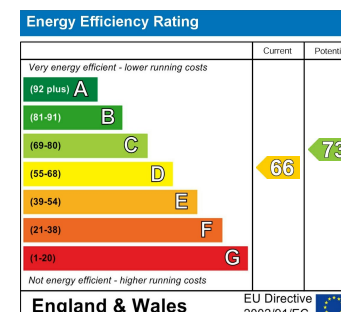


First Floor
Approx 61 sq m / 656 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Combe Hill Milborne Port

Guide Price
£399,950

Offered for sale with no onward chain. A 4 bed family home situated at the end of the village, in a peaceful position, with rural outlook and just steps away from super country walks. However in the immediate vicinity there is a GP surgery and small supermarket plus all the other conveniences of village amenities within easy reach.

The property offers well proportioned accommodation over 2 floors. On offer are 3 reception rooms (in a flexible layout suited to living, dining and entertaining) complemented by 4 double bedrooms, 1 ensuite, a family bathroom, spacious utility, cloakroom and conservatory which adds further usable living space and connection with the peaceful, secure rear garden.

The property has been maintained by the current owners for the last 10 years - improvements include a new boiler, new carpets and Karndean flooring. Because the house is well presented in clean neutral decor throughout it offers scope for personalisation if desired.

Outside, the property enjoys a manageable size, private, enclosed rear garden including lawn and mature shrubs. The side access connects this to the front garden which boasts further lawn, ample off road parking and access to garage/store.

The flexibility of the accommodation on offer is suitable for a range of buyers including families and those seeking flexible living/working space in a super, sought-after semi rural location.



The Property

Inside

From the generous storm porch the front door opens into a hallway providing access to the ground floor accommodation and stairs rising to the first floor. The main sitting room is a comfortable and well-sized space, enjoying a pleasant outlook and suitable for everyday family living. There are two further reception rooms offering flexibility for dining, hobbies, study space or additional seating, depending on individual needs.

The kitchen is positioned to serve the dining area and provides ample storage and worktop space, making it practical for day-to-day use. A downstairs cloakroom adds convenience for guests and family life. A useful utility room to house extra white goods. Throughout the ground floor, the layout flows well and allows rooms to be used in a variety of ways.

Upstairs, the landing leads to four bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are all of good size and suitable for children, guests or home working. The family bathroom serves the remaining rooms and completes the first floor accommodation.

Outside

The property enjoys a pleasant position with countryside views, enhancing the sense of space and privacy. The garden provides a comfortable outdoor area for relaxing, gardening or entertaining, while still being manageable in size. The garage has been converted to provide a utility and useful storage. There is plenty of off road parking to the front. The end of village setting offers a super balance between peaceful rural living and essential amenities within a vibrant active village community

Useful Information

Heating: Gas fired central heating (new boiler)
 Drainage: Mains
 Water: Mains
 Windows: Mix of uPVC and timber double glazing
 EPC Rating: D
 Council Tax Band: E
 Tenure: Freehold
 End Of Chain

Location

What3Words -
 bombard.strides.umbrellas

Postcode -
 DT9 5BG

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.