



New Cut, Westfield, TN35 4RL

Guide price £625,000 Freehold

Wyatt  
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Residential Sales

# New Cut, Westfield, TN35 4RL

GUIDE PRICE £625,000-£650,000

Beautifully presented four-bedroom detached family home, set along a quiet lane and enjoying a peaceful, semi-rural position within the sought-after village of Westfield. The village offers a range of local amenities including a shop, pub, butchers and primary school, all within easy reach.

The property has undergone a comprehensive restoration and is presented to an exceptional standard throughout. The accommodation is well balanced and thoughtfully arranged, with the heart of the home being a generous kitchen/breakfast room enjoying a dual aspect, flagstone flooring and underfloor heating. The kitchen is fitted with new contemporary units, integrated fridge/freezer and dishwasher, space for a range-style oven, and a substantial central island with breakfast bar seating. Double doors lead through to a bright conservatory, currently used as a dining area and opening onto the rear garden.

There is a separate utility room with a useful downstairs cloakroom, while the main living room features a wood-burning stove and double patio doors leading out to the garden. A second reception room provides flexible space for a snug, home office or playroom.

To the first floor are four well-proportioned double bedrooms, served by a stylish family bathroom with bath and shower over. The principal bedroom further benefits from a large en-suite shower room.

Outside, the south-facing rear garden is a particular highlight, mainly laid to lawn and bordered by mature trees and hedging, with a paved patio ideal for outdoor dining. There is also a detached outbuilding, formerly a stable dating back to the late 1800s, offering excellent potential as a home office or studio.

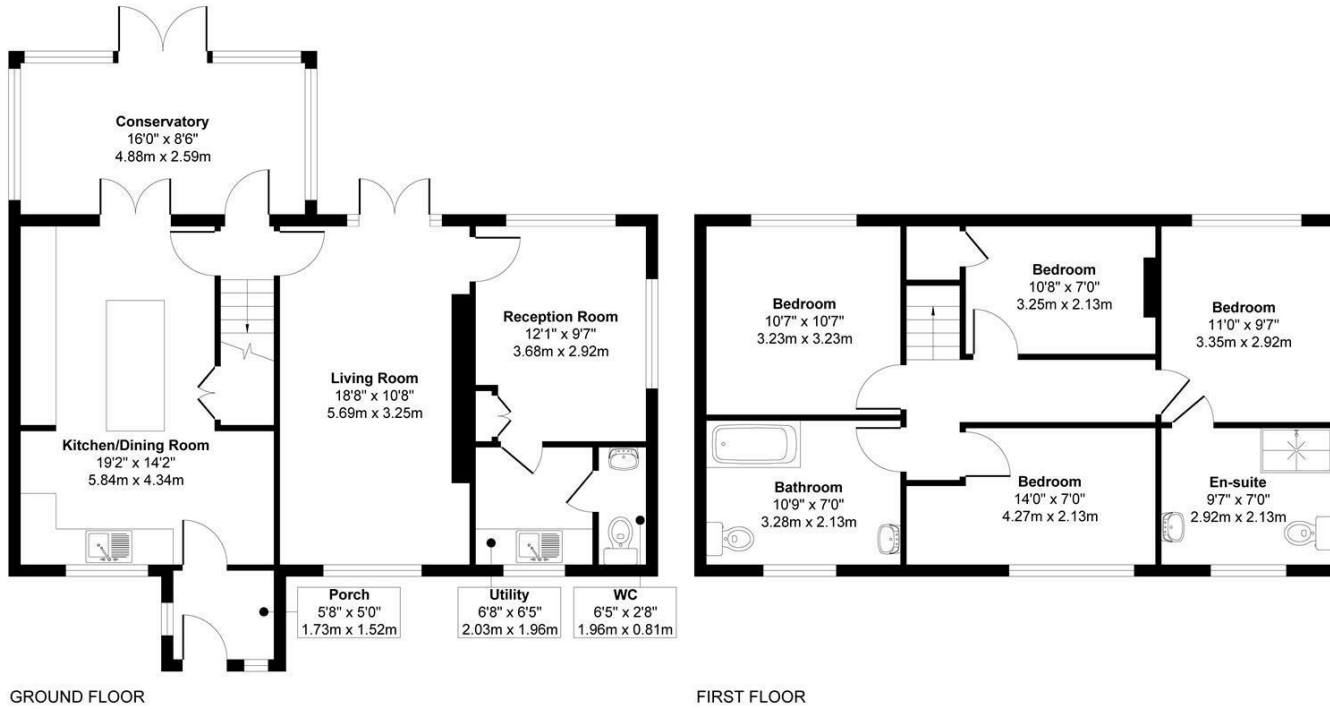
To the front of the property is a double-width driveway providing off-road parking for two to three vehicles, along with side access to both sides of the house.



- QUIET LANE POSITION WITH A PEACEFUL VILLAGE SETTING
- COUNCIL TAX E
- GENEROUS KITCHEN/BREAKFAST ROOM WITH UNDERFLOOR HEATING AND CENTRAL ISLAND
- SOUTH FACING REAR GARDEN WITH PATIO AREA
- DOUBLE WIDTH DRIVEWAY, OFF ROAD PARKING AND NO ONWARD CHAIN
- EPC D
- EXCEPTIONALLY PRESENTED FOLLOWING A COMPREHENSIVE RESTORATION
- TWO RECEPTION ROOMS PLUS A CONSERVATORY
- DETACHED OUTBUILDING WITH HOME OFFICE POTENTIAL
- FOUR BEDROOM DETACHED COTTAGE

## New Cut

Approximate Gross Internal Floor Area  
1513 sq. ft / 140.56 sq. m



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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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