

LEGAL
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Cheviot House, 1 Cheviot Park

Foulden, TD15 1US





Tucked away into on a sizeable plot in a secluded corner of this established cul de sac, 'Cheviot House' presents an ideal opportunity for those seeking a spacious and adaptable family home in a village setting. The accommodation has been upgraded and modernised in recent years to provide a lovely light and airy interior whilst the outside space which extends around the property has been landscaped to great effect to create a very private, sunny space, complete with driveway and detached double garage. The village of Foulden lies only a few miles from Berwick Upon Tweed where there is a connection to the main East Coast Rail line, this, in addition to the road connections to both Edinburgh and Newcastle make this property perfect for those who may need to commute but who are looking for the quiet way of life in a popular Berwickshire village.



LOCATION

The village of Foulden is surrounded by the beautiful Borders countryside, looking south over the Tweed Valley towards the Cheviot Hills, with the Lammermuirs to the north and the Berwickshire coast to the east. Berwick upon Tweed, the nearest town, is four miles east, benefiting from superb road and rail links with the recently upgraded A1 and main east coast railway line ensuring easy commuting to Newcastle and Edinburgh, and providing good educational and recreational facilities including primary and secondary schools, the Maltings Art Centre, sports complex, golf course and a wide range of shops.

ACCOMMODATION SUMMARY

Entrance Hall, Dining Kitchen, Conservatory, Lounge, Four Double Bedrooms, Sitting Room/Bedroom Five, Home Office, Shower Room and Bathroom.

ENTRANCE

The private drive provides parking for several vehicles with the detached double garage beyond. A paved path extends to the front door.

GROUND FLOOR ACCOMMODATION

The front entrance door with part glazed side panel opens into a warm and welcoming entrance hall with carpeted staircase extending to the upper floor. With double windows overlooking the front garden, the dining kitchen is an excellent sociable, family space with plenty of room for a large table and chairs. The kitchen itself has been refitted recently with an excellent range of cream wall and base units with ample worktop space. The kitchen flows nicely into the adjoining conservatory via glazed double doors; this room is glazed on three sides which makes the most of the outlooks over the private garden. Located to the rear of the property, with access from both the kitchen and the entrance hall, the lounge is a particularly spacious room, extending to over 29 foot in length, the room boasts a large bay style window overlooking the gardens with door allowing direct access. A central point is provided by the living flame gas fire which is set into a brick fireplace. The sitting room is a versatile room, currently utilised as additional living space but would be equally well suited

as another downstairs bedroom if required with the benefit of built in storage. The master bedroom is usefully located on the ground floor, overlooking the garden to the rear and also benefitting from extensive built in wardrobes to one wall whilst the downstairs shower room has been completely refitted in modern style with a white three piece suite incorporating a good sized shower cubicle.

UPPER ACCOMMODATION

The carpeted staircase with spindles banister leads to the first floor landing. Bedroom two is a particularly light and airy double bedroom with high ceiling and two large velux windows whilst bedrooms three and four and equal in size, both enjoying double aspect windows and open outlooks towards both the Lammermuir and Cheviot Hills. For anyone that works from home, the office is an ideal, peaceful work environment with built in computer desk and velux window to the rear. Finished in similar style to the downstairs shower room, the bathroom has also been refitted recently in contemporary style.

MEASUREMENTS

Dining Kitchen	3.31m x 6.80m (10'10" x 22'4")
Lounge	3.30m x 9.03m (10'10" x 29'8")
Sitting Room/Bed 5	3.77m x 4.08m (12'4" x 13'5")
Master Bedroom	3.30m x 5.00m (10'10" x 16'5")
Shower Room	2.30m x 1.99m (7'7" x 6'6")
Bedroom Two	5.50m x 3.80m (18'1" x 12'6")
Bedroom Three	2.74m x 4.13m (9'0" x 13'7")
Bedroom Four	2.67m x 4.13m (8'9" x 13'7")
Bathroom	2.67m x 2.29m (8'9" x 7'6")
Home Office	1.60m x 4.46m (5'3" x 14'8")

EXTERNAL

The property occupies a sizeable corner plot with gardens extending around the property. The outside space has been landscaped to provide plenty of useable space whilst keeping excellent levels of privacy and enjoying sun throughout most of the day.

GARAGE

A detached double garage lies to the side of the property with up and over door to the front and parking on the drive for several vehicles. The garage benefits from its own water supply with plumbing for washing machine. There is also a timber shed and storage area to the rear of the garage.

SERVICES

Mains water, electricity and drainage. Double glazing. LPG central heating.

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating E

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





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