

TOTAL FLOOR AREA: 128.41 sq. m. (1382.16 sq. ft.) approx.

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MISREPRESENTATION ACT 1967.

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This stunning barn conversion is nestled in a private setting within the popular semi-rural village of Guilden Sutton. Having undergone extensive renovation, the property must be viewed to be fully appreciated.

FULL DESCRIPTION

This immaculately presented barn conversion is situated on a small secluded development, within the popular village of Guilden Sutton.

Having undergone extensive modernisation by the current owner, including a new roof, the property boasts bespoke new windows and doors, Karndean flooring, bespoke fitted storage, Corian worksurfaces in the kitchen and moisture sensitive solar powered velux roof windows.

Upon entering the property you are greeted to a welcoming hallway with a staircase rising to the first floor. Doors lead to a cloakroom wc, three spacious double bedrooms and the family bathroom. The first floor offers a contemporary open plan aspect with a perfect balance between modern living and character features, with a vaulted ceiling and exposed ceiling beams. The kitchen is fitted with a range of wall and base level units and a central island, which opens into the dining room. There is a beautiful living room with lovely views over the gardens and beyond. A further staircase leading to a multi-functional mezzanine room which is currently used as an office.

Outside there is a private garden, off road parking and a garage, along with beautifully maintained communal gardens. This property must be viewed to appreciate all that is on offer.

RECEPTION HALLWAY

Entering through a composite stable door with glass insert. With two useful storage cupboards, bespoke under-stair storage, Karndean flooring, a radiator and a staircase rising to the first floor.

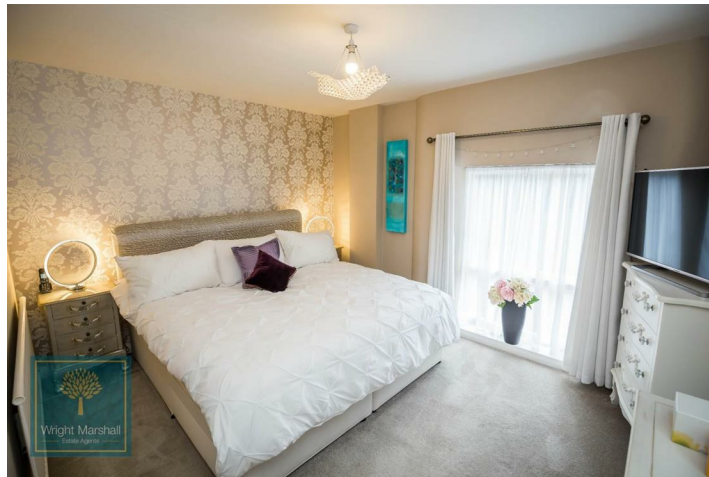
CLOAKROOM WC

Fitted with a low level wc and pedestal wash hand basin and high gloss tiled floor.

BEDROOM ONE

13'0" x 12'5" (3.98 x 3.79)

A double bedroom with a double glazed window, television point and radiator.



BEDROOM TWO

13'5" max x 8'10" (4.1 max x 2.7)

A double bedroom with double glazed window, built in large double wardrobe and a radiator.



BEDROOM THREE

12'5" max x 9'10" (3.8 max x 3)

A further double bedroom with double glazed window, built in double wardrobe, television point and a radiator.



BATHROOM

The barroom is fitted with a four piece suite which comprises; a roll top bath, walk in shower cubical, low level wc and contemporary wash hand basin with vanity unit below. Having tiled flooring, an extractor fan and heated towel rail.



FIRST FLOOR

OPEN PLAN KITCHEN & DINING ROOM

21'7" x 16'4" (6.6 x 5)

DINING ROOM

13'5" x 11'5" (4.1 x 3.5)

A light open plan space with vaulted ceiling and exposed beams, with a rear aspect double glazed window overlooking the courtyard gardens, Karndean flooring and a radiator.



KITCHEN

The kitchen is fitted with a range of wall and base level units with Corian work surfaces over. Integrated Neff electric oven and grill, integrated dishwasher and an inset one and a half bowl sink and drainer unit with mixer tap and Corian splashback. Central island with cupboards, wine rack and Corian worksurface, integrated five ring gas hob with Neff electric indoor BBQ. With a vaulted ceiling and exposed beams, television point and two remote controlled, moisture detecting, solar powered velux roof windows



UTILITY ROOM

5'9" x 4'7" (1.76 x 1.42)

Offering space for appliances and plumbing for a washing machine with complementary work surfaces over. Fitted with wall mounted units and a radiator.

LIVING ROOM

21'7" x 14'5" (6.6 x 4.4)

A beautiful living space with two large double glazed windows providing lovely views over the garden and beyond. With Karndean flooring, a vaulted ceiling with exposed beams, television point, two radiators and a staircase rising to the mezzanine floor.



STUDY/OFFICE

10'5" x 7'6" (3.2 x 2.3)

Set on a mezzanine level, this multi-functional room is currently used as an office but previously has been used as a guest bedroom.

OUTSIDE

The property is approached over a sweeping tree lined driveway and leads to private driveway and garage. There is a large private garden to the front of the property which is predominantly laid to lawn with planted borders and a paved patio area. There are beautifully maintained communal grounds which are also mainly lawned, with a range of mature trees and shrubbery.



GARAGE

With an up and over garage door, power and lighting.



ADDITIONAL INFORMATION

Tenure - Freehold

Maintenance Charge - £450 per annum

Garden - The current owner has obtained permission for a 5ft hedge to be planted which would enclose the front garden with access via a gate.