



The Cottage

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Appleshaw Village

Ashwells are pleased to offer this adorable character property located in the heart of the very welcoming village of Appleshaw. This brick and flint cottage, which was originally built over 180 years ago boasts two bedrooms, dining room, cottage style kitchen, sitting room, fantastic bathroom suite, large rear garden backing onto allotments and comes to the market with no onward chain.

VILLAGE LOCATION

CHARACTER COTTAGE

TWO BEDROOMS

FANTASTIC BATHROOM

LARGE GARDEN

NO CHAIN



KITCHEN

Welcoming cottage style kitchen with eye and base level units with wood surfaces over, butler sink and drainer, Terracotta flooring, space for washing machine, space for dishwasher, space for oven and space for large fridge/freezer, under stairs cupboard, further cupboards for additional storage and window and door to front aspect.

DINING ROOM

Terracotta flooring flowing through from the kitchen, radiator, door to rear aspect and stairs to first floor.

SITTING ROOM

Terracotta flooring flowing through from dining room, radiator and doors to rear garden.

FIRST FLOOR

LANDING

Storage cupboards and doors to first floor rooms.

BEDROOM ONE

Fantastic far reaching views over open fields and radiator.

BEDROOM TWO

Two built in wardrobes, radiator and window to rear aspect.

BATHROOM

An amazing room comprising stand alone centre bath with mixer tap and shower attachment, low level wc, radiator, storage cupboard, generous hand basin, extractor and obscure glass window to rear aspect.

OUTSIDE

To the front of the property is a path to the front door flanked by plant areas with low maintenance. The large rear country garden is mainly laid to lawn which widens out and has a plethora of plant and shrub borders, a lovely private patio area ideal for al fresco dining and entertaining and a rear gate which leads out onto an allotment area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	86
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		81
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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