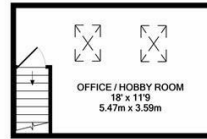
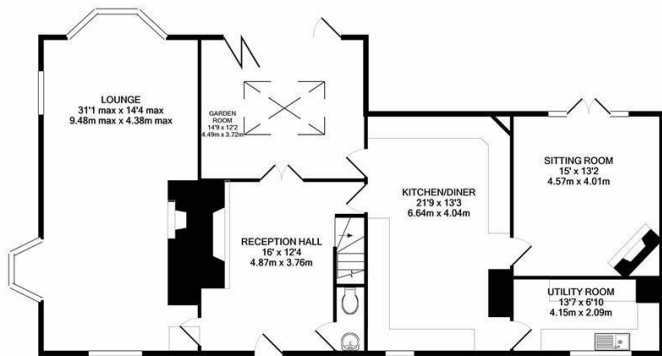


An aerial photograph of a large, white, two-story house with a dark grey slate roof and two chimneys. The house is situated on a hillside, surrounded by lush green fields and mature trees. A large pond is located in the middle ground, with a small wooden structure on the bank. A gravel driveway leads to the house, where a white van and a dark car are parked. The background shows rolling hills and a line of trees under a clear sky.

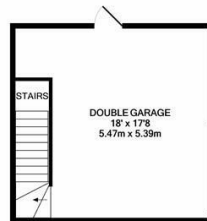
EDEN MIDCALF
— SALES & LETTINGS —

£1,100,000
Six Ashes
, WV15 6EP



OFFICE / HOBBY ROOM
APPROX. FLOOR
AREA 213 SQ.FT.
(19.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1423 SQ.FT.
(132.2 SQ.M.)



GARAGE
APPROX. FLOOR
AREA 310 SQ.FT.
(28.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1134 SQ.FT.
(105.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 3088 SQ.FT. (286.9 SQ.M.)

Whilst every effort 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck

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