





A beautifully arranged and deceptively spacious three-bedroom home with a versatile detached outbuilding, offering flexible living ideal for modern family life or working from home.

The ground floor flows effortlessly from the welcoming reception hall into a cosy yet well-proportioned sitting room with a log burner, creating a comfortable space to unwind. To the rear, the impressive open-plan kitchen/dining/family room really is the heart of the home — generous in scale and perfect for entertaining, with ample space for cooking, dining and relaxed seating, plus direct access to the garden. A convenient ground floor WC completes the layout.

Upstairs, the property offers three bedrooms, including a spacious principal bedroom and a well-sized second double. The third bedroom provides excellent flexibility as a nursery, dressing room or study. A modern family bathroom serves all rooms.

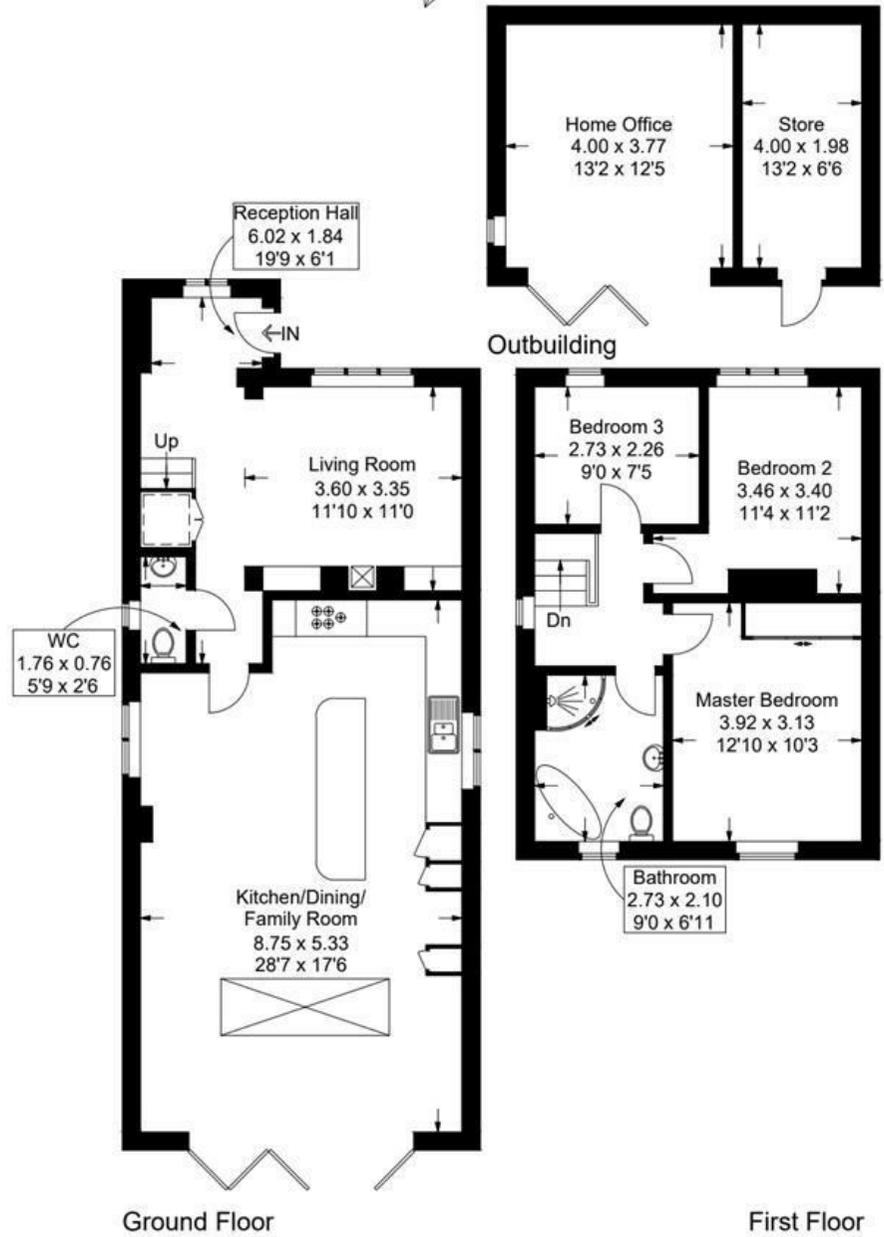
A real standout feature is the substantial detached outbuilding, currently arranged as a home office and separate store. This fantastic additional space lends itself to a variety of uses — home working, studio, gym or hobby room — offering valuable separation from the main house.

In total, the property provides over 1,400 sq ft of accommodation including the outbuilding, thoughtfully arranged to balance open-plan living with practical everyday spaces. A superb opportunity for those seeking adaptable accommodation in a well-considered layout.

- THREE BEDROOM DETACHED FAMILY HOME
 - DETACHED HOME OFFICE/STUDIO
- IMPRESSIVE KITCHEN/DINING ROOM/LIVING SPACE
 - SEPARATE COSY SITTING ROOM
- GREAT ENTERTAINING SPACE
 - OVER 1,400 SQ FT
 - GROUND FLOOR WC
 - GENEROUS PRINCIPAL BEDROOM
- MODERN FAMILY BATHROOM
- LOCAL TRAIN STATION WITH DIRECT LONDON ACCESS



Furness, Broad Road, Nutbourne
 Approximate Gross Internal Area = 109.5 sq m / 1179 sq ft
 Outbuilding = 24.2 sq m / 260 sq ft
 Total = 133.7 sq m / 1439 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.