

Old Stables Cottage Stonemead Lane

FREEHOLD

£350,000

PROPERTY SUMMARY

2  2  1  E 

A charming barn conversion nestled in the hamlet of Knole has come to the market. The property offers a spacious open plan kitchen/diner, living room, two double bedrooms, with ensuite to the master bedroom and bathroom. Outside, the property has a large garden with a brand new fully insulated garden room. A driveway offering off road parking. An early viewing is highly recommended.

Kitchen/Diner

12'10 x 11'11 (3.91m x 3.63m)

Entering through the stable door to the kitchen. A range of wall, drawer and base units with one and a half stainless steel sink with drainer and mixer tap over. Space for upright fridge/freezer. Space for a dining table and chairs. Double glazed window over looking the garden. Velux window. Throughway in to living room. Doorway to the rear inner hallway.

Living Room

15'11 x 13'8 (4.85m x 4.17m)

Radiator. Multi fuel burner with fireplace surround. Dual aspect double glazed windows to side and rear. Original exposed beams. Door leading to Bedroom one.

Bedroom One

12'7 x 12'2 (3.84m x 3.71m)

Radiator. Built in cupboard. Velux window. Double glazed window to front. Door leading to En suite.

En Suite

Low level WC, wash hand basin and walk in shower. Heated towel rail. Double glazed window.

Bedroom Two

15'6 x 10'3 (4.72m x 3.12m)

Radiator. Double glazed window. One velux window.

Bathroom

Low level WC, pedestal wash hand basin and panelled bath. Tiling to splash prone areas. Space and plumbing for washing machine. Storage cupboard. Heated towel rail. Double glazed window.



Charming Barn Conversion

Kitchen/Diner

Living Room

Two Double Bedrooms

Bathroom

Garden

Rural Location

Off Road Parking

Brand New Insulated Garden Room



INTERESTED IN THIS PROPERTY

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Outside

Rear garden has parking for 2/3 vehicles. Garden is mainly laid to lawn, with flowerbeds, shed and ornamental pond. Garden leads to private access to further shed and wrought iron gate giving access to a further area of woodland measuring approximately 200ft x 100ft with potting shed, raised vegetable beds and native trees. There are two public rights of way across this section of land.

Purchasers Note

There is a public footpath which crosses the paddock at 2 points and the front boundary of the property opens onto the neighbours driveway, of which you have a pedestrian right of access to maintain this side of the property. Planning Permission and Building Regulation Approval for a rear extension in place.

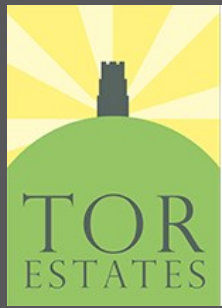
Garden Room

11'5 x 14'9 (3.48m x 4.50m)

Fully insulated. Air condition unit.

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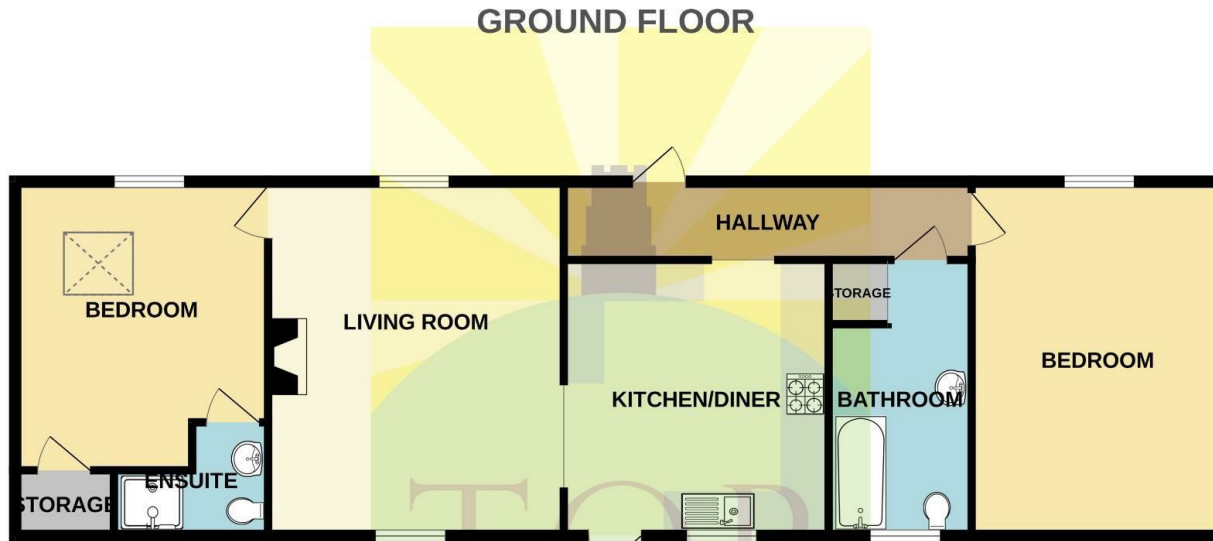
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

