



1 Main Street, Saxby-All-Saints

£330,000 Freehold

A FINE TRADITIONAL SEMI DETACHED HOUSE • LARGE PRIVATE GROUNDS WITH A DEEP DRIVEWAY • PEACEFUL, EDGE OF VILLAGE LOCATION WITH STUNNING VIEWS • BEAUTIFULLY RENOVATED TO AN EXCELLENT STANDARD THROUGHOUT • RANGE OF BRICK BUILT OUTBUILDINGS PROVIDING A UTILITY & WORKSHOP • EXCELLENT SCOPE FOR EXTENSION (stc) • 2 RECEPTION ROOMS • 2 DOUBLE BEDROOMS • QUALITY FITTED KITCHEN & BATHROOM • VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Refurbished semi-detached cottage with stunning countryside views, two double bedrooms, landscaped gardens, versatile outbuildings, ample parking, modern kitchen, and elegant living spaces.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

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Entrance Hallway

6' 9" x 8' 0" (2.05m x 2.45m)

Attractive newly fitted composite entrance door with patterned leaded glazing, staircase leads to the first floor accommodation with grab rail, under the stairs storage with a side window, eye level shelving and door leads through to;

Dining Room

10' 6" x 14' 1" (3.20m x 4.30m)

Enjoys internal French doors and single glazed window looking through to the rear sun room, handsome multi fuel cast iron stove within a bricked chamber with slate hearth and wooden oak mantel with adjoining display and storage cabinets to either side with uplighting, wall to ceiling coving and open access through to the kitchen and front living room.



Front Living Room

12' 0" x 13' 11" (3.67m x 4.25m)

Enjoying a large feature projecting bay window with fitted seats enjoying excellent open views across the Wold, handsome multi fuel cast iron stove within a bricked chamber with slate hearth and oak mantel with adjoining matching shelving and wall to ceiling coving.





Kitchen

6' 8" x 7' 10" (2.02m x 2.40m)

Enjoys a dual aspect with rear and side uPVC double glazed windows, range of modern bevelled edged furniture with curved pull handles enjoying a complementary butcher block worktop with matching shelving that incorporates a ceramic Valerian Botch sink unit with block mixer tap, space for a cooker with overhead canopied extractor, oak flooring, space for an under counter fridge freezer, dishwasher and inset ceiling spotlights.

Sun Room

4' 8" x 14' 1" (1.43m x 4.30m)

Having dwarf walling with above uPVC double glazed windows, matching rear entrance door, polycarbonate slopped ceiling and tiled flooring.

First Floor Landing

Side uPVC double glazed window, loft access with drop down ladder and boarded roof space and a large built-in storage cupboard enjoying fitted shelving and hanging rail housing the wall mounted gas central heating boiler.





Master Bedroom 1

11' 11" x 12' 4" (3.63m x 3.77m)

Front uPVC double glazed window enjoying excellent open views and built-in wardrobe with hanging rail.

Rear Double Bedroom 2

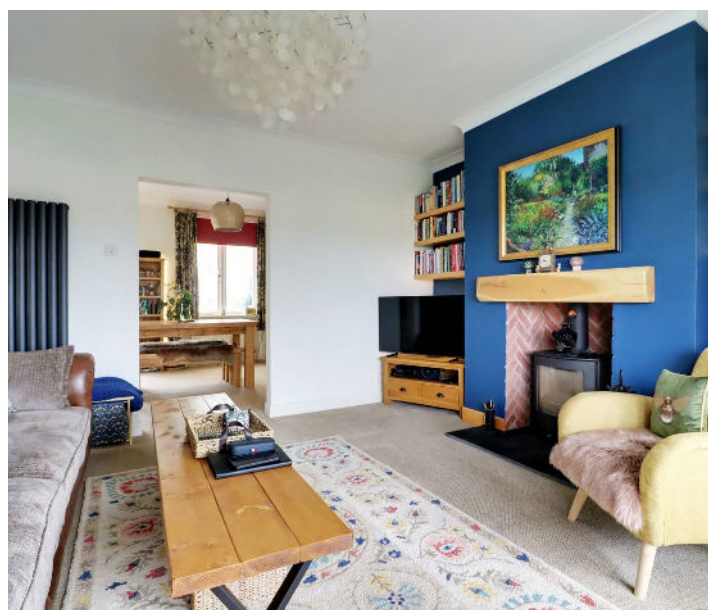
10' 6" x 10' 9" (3.19m x 3.27m)

Rear uPVC double glazed window and feature cast iron decorative cast iron fireplace.

Luxury Bathroom

6' 9" x 11' 4" (2.06m x 3.45m)

Side uPVC double glazed window, enjoying a quality five piece traditional suite in white comprising a double shower with mains shower and glazed screen, closed couple low flush WC, matching his and hers vanity wash hand basins with LED mirrored backing, free standing rolled top bath, stone effect flooring, part tiling to walls and period style radiator with chrome towel rail.





Grounds

The property occupies a prominent corner plot with a deep pebbled driveway to the side allowing parking for an excellent number of vehicles with five bar timber gate with the option for the driveway to be extended further if required and could easily be connected back to the former garage. The front has a mature boundary hedge with excellent screening and privacy with a central gate leading to a crazy paved pathway which leads out to an oak front porch and to the side. Gardens to the front are laid to lawn with mature planted flower and shrub borders, feature circular brick built pond with flagged to a pleasant pebble seating area with growing active grapevines. The rear garden enjoys excellent privacy with open countryside views with intricate pathways for a number of pleasant seating areas and further planted borders. To the rear of the garden there are raised vegetable beds.

Outbuildings

To the rear of the property there is a range of traditional brick outbuildings which have the capability to be linked to the main house if required.





External Utility Room

8' 4" x 9' 1" (2.53m x 2.76m)

Side window, cladded vaulted ceiling and plumbing available for appliances.

External Cloakroom

3' 5" x 5' 9" (1.05m x 1.75m)

Front hardwood single glazed window with patterned glazing and low flush WC, wall mounted wash hand basin, part pine clad to walls with fitted shelving.

External Workshop/Former Garage

14' 10" x 17' 7" (4.53m x 5.35m)

With side stable style entrance door, internal power and lighting and vaulted cladded ceiling. Could easily be converted back into a single garage if required.

Double Glazing

Full uPVC double glazed windows and composite front entrance door.

Central Heating

Modern gas fired central heating system to radiators via a wall mounted Worcester condensing combination boiler.

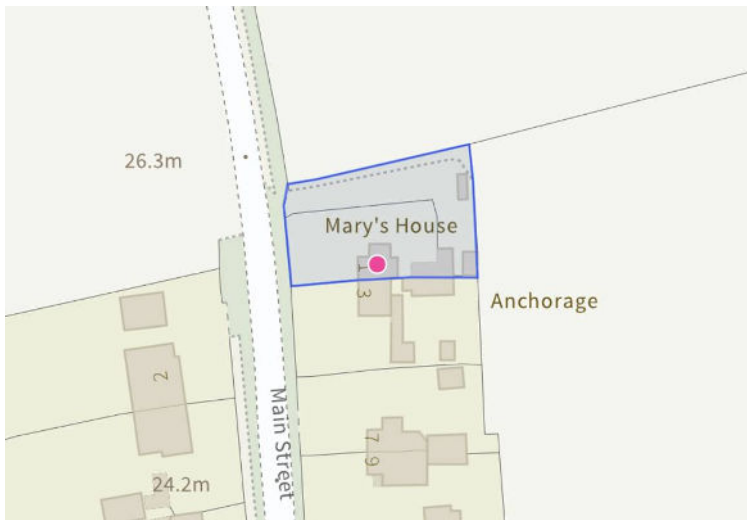






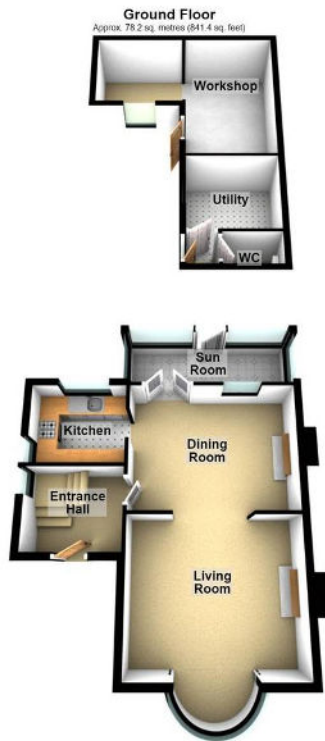






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		52	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		45	78
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 118.0 sq. metres (1270.3 sq. feet)

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