

## OUTSIDE

The property is approached from the road via a sweeping driveway leading up to the front of the house and round to the rear. There is hard standing at the front and at the back and the house sits extremely well in its own grounds. The gardens are mainly laid to lawn with flower borders at the front and side and the family have established what has become known as "The Rose Garden" at the rear beyond the barn with total privacy and partly boarded by hedging and a wall with access to the back drive. The back drive is an important and integral part of the property, providing access to the bungalow, Gardener's Cottage and the rear of The Rectory, and really for general use.



## GARDENER'S COTTAGE

Gardener's Cottage is situated to the rear of the main house and offers accommodation including an entrance lobby, kitchen, sitting room, two connected bedrooms and a bathroom. The property has oil fired central heating and double glazed windows and has been much improved and well cared for by the tenants who have been in residence for over 20 years. Gardener's Cottage is let on an assured shorthold tenancy at a rent of £260 per annum. EPC rating: G



## THE OLD RECTORY BUNGALOW

The Old Rectory Bungalow is also currently let and is positioned at the end of the back drive with access from Rectory Lane. This property offers well-presented accommodation including an entrance hall, lounge, kitchen/diner, utility room, separate WC, three bedrooms and a bathroom. Heating is provided by an oil fired boiler serving radiators. There is a driveway with ample parking, lawned garden and lovely views from the property.