





Snug/Office/Study/Games Room • uPVC Double Glazed
 Conservatory/Orangery • Utility Room/Scullery • Ground Floor Cloakroom

• Four Double Bedrooms • Master Bedroom Suite With En-Suite
Bath/Shower Room • Family Bath/Shower Room • Extremely Long Private
Driveway Leading To Ample Off Road Parking For Multiple Vehicles •
Several Outbuildings For Storage/Livestock • Viewing Considered
Essential











Set within 3.5 acres of private, secure, and secluded grounds, this property is nestled in the beautiful national park setting of Patching, adjacent to the picturesque Patching Pond. Boasting multiple established trees, hedging, plants and shrubs, the expansive land is perfect for hobby farming, accommodating sheep, cattle, horses, and more. Additionally, there could be potential for a camping site, subject to necessary approvals.

The exclusive, architect-designed substantial detached family dwelling has been thoughtfully designed, developed, and inhabited by the same family since its construction in 1997. Inside, you will find a spacious living room featuring a charming inglenook fireplace, oak-fronted kitchen/breakfast room, and a separate dining room. There is also a snug that can be used as an office, study, or games along with uPVC double-glazed room, conservatory/orangery that invites natural light. Practical amenities include a utility room/scullery and a ground floor cloakroom.

The home boasts four double bedrooms, including a master bedroom suite complete with an en-suite bath and shower room. A family bath and shower room services the other bedrooms. Approached via an extremely long private driveway which is accessed via a farmyard style gate, the property offers ample off-road parking for multiple vehicles and includes several outbuildings for storage or livestock, enhancing the appeal of this serene retreat.

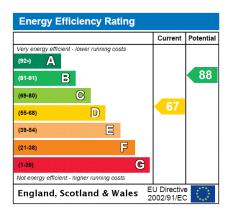
A viewing is considered absolutely essential to fully appreciate what this home and vast grounds has to offer...

Guide Price: £1,350,000

Tenure: Freehold

Council Tax: F

EPC: D





Total area: approx. 202.1 sq. metres (2175.8 sq. feet)

Whilst every attempt 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.

