



THE SPINNEY, COTTESMORE







Stunning Detached Property with 1.2 Acres of Landscaped Gardens and Paddock

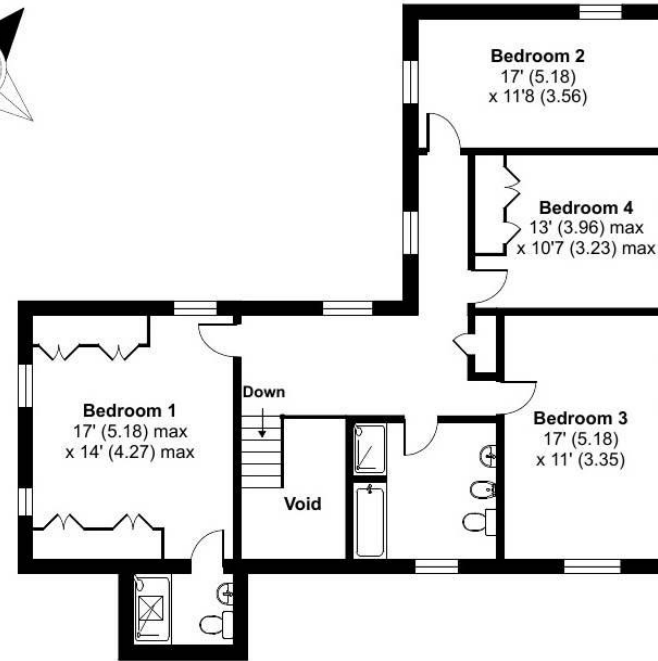
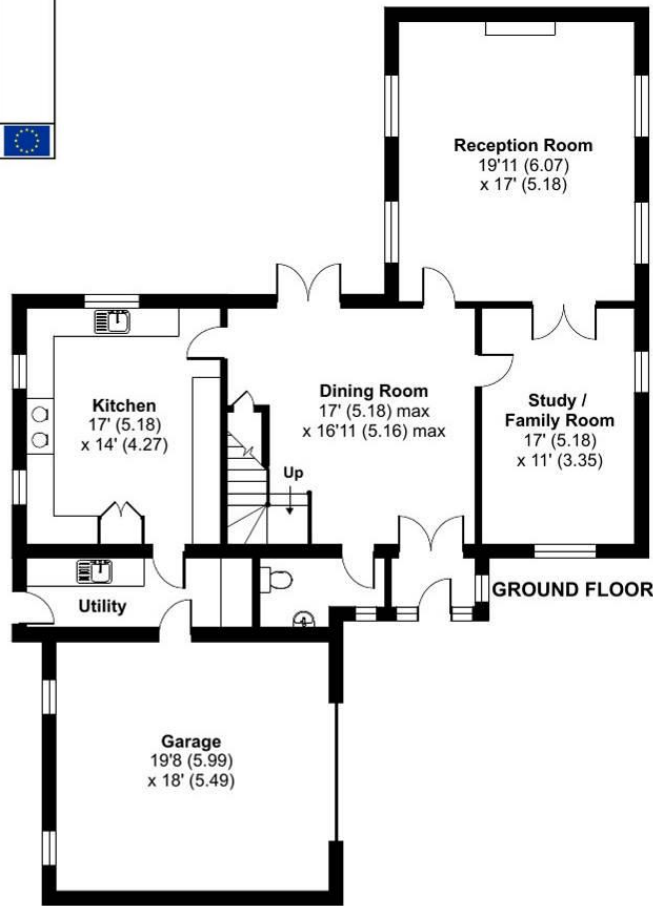
Tucked away in a serene location on a private driveway, this beautifully presented detached property occupies a generous 1.2-acre plot (STS), featuring immaculate landscaped gardens and a paddock. Nestled within a cluster of just five homes, this residence offers both privacy and a sense of community. This spacious home provides flexible and well-proportioned living spaces throughout, including an inviting entrance hall, a cloakroom, three reception rooms, and a large open-plan kitchen. The property also boasts a utility room, four double bedrooms, including a master suite with an ensuite bathroom, a family bathroom, and a large double garage.

Upon entering, you're welcomed into a grand dining hall with glazed double doors, rich wooden flooring, and stairs leading to the first floor. The dining hall offers direct access to the garden through double doors and connects seamlessly to the other reception rooms, the kitchen, and a convenient downstairs cloakroom. A large storage cupboard is also situated here for added practicality. The sitting room, located at the rear of the dining hall, is bathed in natural light from windows on either side, offering picturesque views of the gardens. A striking stone fireplace with an Aga wood burner adds warmth and character to this comfortable space. Double doors lead from the sitting room to a versatile study/family room, which also enjoys views over the front and side gardens. The kitchen is a true highlight, fitted with bespoke oak base and wall units, complemented by granite countertops. It features a butler's sink and an array of high-quality appliances, including an Aga. Tiled flooring and a charming stable door add to the kitchen's appeal, with direct access to the garden and patio area, as well as an adjoining utility room that connects to both the garden and the garage.

Upstairs, a spacious galleried landing leads to four generously sized double bedrooms. The master bedroom offers an ensuite shower room and boasts stunning views over the garden and paddock beyond. The additional three double bedrooms also enjoy lovely garden views, and a large contemporary bathroom serves the upper floor. An expansive airing cupboard provides extra storage space.

The property is approached via a long private driveway, leading to a block-paved area that provides ample off-road parking for multiple vehicles, as well as access to the double garage. The beautifully landscaped gardens envelop the property, with a large formal garden at the rear featuring a spacious patio area, well-stocked shrub borders, and a large storage shed. The garden seamlessly extends to the paddock, approximately one acre in size, enclosed by a stone wall on one side and hedging on the other.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Approximate Area = 2354 sq ft / 218.6 sq m
 Garage = 354 sq ft / 32.8 sq m
 Total = 2708 sq ft / 251.5 sq m

For identification only - Not to scale

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