



SIMPLY GREEN

Merrywood

Ogwell

4 BEDROOM DETACHED HOUSE

- ◆DETACHED HOUSE
- ◆4 BEDROOMS
- ◆ENSUITE
- ◆SPACIOUS LOUNGE WITH LOG BURNER
- ◆CONSERVATORY
- ◆ADDITIONAL PLOT OF LAND
- ◆KITCHEN DINING ROOM
- ◆UTILITY
- ◆GROUND FLOOR WC
- ◆TENURE - FREEHOLD

This beautifully presented four-bedroom detached house in the sought-after village of Ogwell offers an ideal family home with ample space and modern comforts. The property features off-road parking for multiple cars and a garage, ensuring plenty of convenience. The well-maintained rear garden provides a peaceful retreat, with an additional parcel of land included in the sale, further enhancing the outdoor space. Inside, the house boasts a spacious kitchen/breakfast room complete with a charming log burner, perfect for cozy family gatherings. There's also a separate utility room and a convenient ground floor WC. The light-filled conservatory opens onto the garden, adding extra living space and a great spot to relax. Upstairs, there are four generously sized double bedrooms, with the master bedroom enjoying its own en-suite. A family bathroom completes the first floor, making this home practical for modern living. With a blend of countryside charm and modern amenities, this property offers both comfort and space for a growing family.



Accommodation

This charming property offers spacious ground floor accommodation, beginning with a welcoming entrance hallway accessed through a UPVC door with an obscure glass panel and window. The hallway boasts solid flooring throughout, with stairs rising to the first floor, a central heating radiator, covered ceilings, power points, and doors leading to the main ground floor rooms. The ground floor includes a WC with a low-level toilet, wash basin with tiled splashback, and a heated radiator. The large lounge/dining room features dual-aspect double-glazed windows, allowing for ample natural light, and a cozy log-burning fireplace with a slate hearth. Central heating radiators provide comfort throughout, and sliding doors open into a conservatory with wraparound double-glazed windows and French doors, leading out to a rear patio garden—ideal for relaxing and entertaining.

The kitchen/dining room is spacious, with internal access to the garage for convenience. The dining area features a UPVC double-glazed window to the side, while the kitchen is fitted with a range of wall and base units, tiled flooring, and a central heating radiator. There are ample work surfaces, tiled splashbacks, and an inset sink and a half with a mixer tap, along with a window overlooking the rear garden. The kitchen also includes an integrated dishwasher and space for a range cooker with a black extractor fan over. A further door leads to the utility room, which offers additional work surfaces, an inset sink, space and plumbing for white goods, and houses the wall-mounted boiler. The barn-style door provides easy access to the rear gardens, completing the functional and versatile layout of this delightful home.

First Floor Accommodation

The first-floor accommodation of this property is well laid out, with stairs rising to a landing that provides access to all rooms. The landing also features an airing cupboard with shelving for additional storage.

Bedroom One is a generously sized double room, featuring a UPVC double-glazed window to the front, a central heating radiator, and multiple power points. The room also includes a mirrored sliding-door wardrobe with ample hanging rails and shelving. A door leads to the modern en-suite, which comprises a glass-enclosed shower with a mains shower, a low-level WC, and a pedestal wash basin. There is also a work surface and a storage cupboard, a central heating radiator, and an obscured glass UPVC double-glazed window to the front.

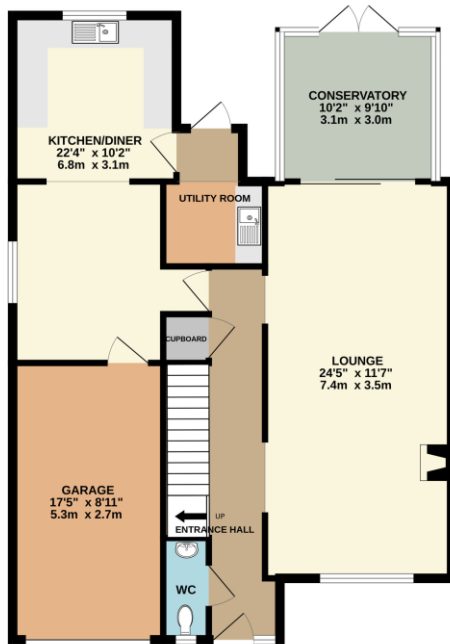
Bedroom Two, currently used as the principal bedroom, is spacious with UPVC double-glazed windows to the rear, offering scenic views of the garden and surrounding National Trust woodland. The room includes two central heating radiators, power and media points, and a fitted storage cupboard with shelving. Bedroom Three is another good-sized double bedroom with a UPVC double-glazed window overlooking the garden. It features a central heating radiator, power and media points, and access to the loft, which is partially boarded and fitted with lighting.

Bedroom Four has a UPVC double-glazed window to the front, a central heating radiator, and several power points, making it a flexible space for use as a bedroom or home office.

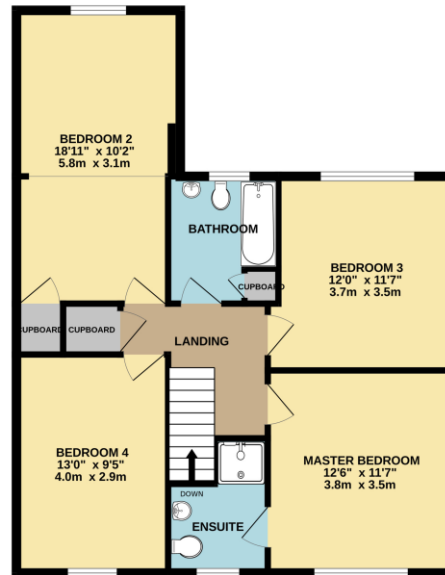
The family bathroom is equipped with a modern white three-piece suite, consisting of a panelled bath with an electric shower overhead, a low-level WC with a hidden cistern, and a pedestal wash basin. The bathroom also features tiled surrounds, a work surface with a vanity mirror, a central heating radiator, a shaver point, and an obscured glass UPVC double-glazed window to the rear.



GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 1702 sq.ft. (158.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside

To the front of the property, there is parking for multiple vehicles, complemented by a range of shrubs and bushes. A side access gate provides level access to the front entrance.

The rear garden can be accessed via the utility room or conservatory, with the current vendor having acquired an additional parcel of land adjacent to the property. The outdoor space includes an outside tap, a courtyard seating area, and steps leading up to a tiered terrace.

A spacious woodchip play area, enclosed by trees from the surrounding nature reserve, offers a peaceful retreat. The garden features a variety of mature shrubs and bushes, with a gravel pathway leading to a decked seating area and timber storage sheds. A side access gate connects back to the front of the property.

EPC: D

COUNCIL TAX BAND: E

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

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