



***4 Home Farm Mews
Grape Lane, Croston
£319,995***



A delightfully presented **THREE BEDROOMED COTTAGE** in the exclusive Home Farm Mews development on the edge of Croston conservation village. Quality solid oak floors to the ground floor, double garden aspects to the sitting room, gorgeous extended size AGA range with granite work tops to the luxury kitchen. Beautiful En suites to master and bedroom two with Villeroy & Boch bathroom ware and additional family bathroom. With large garage, private 65 foot walled garden and a 'million dollar' finish this really must be viewed.

Directions: From our Croston Office, proceed along Town Road in an approximately southerly direction and as Town Road becomes Highfield Road turn right into Grape Lane. Home Farm Mews can be found after approximately 0.5 miles on the left hand side. Proceed under the archway and Number 4 can be found in the left hand corner.

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Note: This is a compressed PDF version of our details sheet, price changes may have occurred; please contact us for the latest price

The Accommodation Comprises

Entrance

There is a stone paved path leading to the timber front door with a bullseye window and polished brass door furniture; illuminated by a carriage lamp.

T-Shaped Hallway

5.51m (18'1) long

Beautiful solid oak floor; power points and light switches with polished brass cover plates; carpeted stairs winding up to the first floor; useful built-in understairs storage cupboards; low voltage halogen downlights.



Cloakroom/WC Off



With a *Villeroy & Boch* suspended WC with concealed cistern; matching suspended wash hand basin with chrome fittings; large white tiling with designer border; chrome designer ladder style towel rail/central heating radiator; window; solid oak flooring; high quality timber panelled door with brass fittings.

Sitting Room

6.27m x 3.76m
narrowing to 2.78m

20'6 x 12'4 narrowing
to 9'1

A beautiful light and airy room with double aspects through two sets of double glazed French windows overlooking the garden; designer flame effect gas fire set into the chimneybreast; two central heating radiators with thermostatic controls; polished brass cover plates to the power points and light switches; solid oak flooring; television aerial socket; telephone socket; timber beaming.



Dining Kitchen

5.85m x 2.79m
extending to
3.56m

19'2 x 9'1
extending to 11'8



Double aspects with two windows to the front and a window overlooking the garden; illuminated extractor fan over the splendid gas *Aga* with two ovens and traditional hotplates; further *Aga Module* with two electric oven and four gas burners above; a wonderful range of hand-made wall and base units with oak Shaker style doors with pewter handles; cornicing and pelmets to the wall units; under unit lighting; two illuminated glass display cabinets; integrated *Kupperbusch* microwave built into one of the wall units; integrated *Baumatic* dishwasher; *Lansdowne* porcelain sink with antiqued brass mixer tap and a waste disposal unit set into the *Nero* granite work surfaces; power points with polished chrome cover plates; space for a large American style fridge freezer and cooled wine rack; inset low voltage halogen lights; solid oak flooring; exposed timber beamed ceiling.

Utility Room

Wall and base units; plumbed for automatic washing machine; vented for tumble dryer; inset sink with chrome mixer tap; tiled splashback; halogen downlights; central heating radiator with thermostatic control; stable door with bullseye window and fanlight window above leading to the rear garden; the solid oak flooring continues; power points; *Baxi System* central heating boiler.

FIRST FLOOR

Landing



Wall to wall fitted carpeting; vaulted ceiling; power points and light switches with polished chrome cover plates.

Master Bedroom

5.86m x 2.84m
19'2 x 9'3



A beautiful vaulted ceiling with the original exposed roof timbers; double aspects through windows to the side and rear with the rear window having views over the garden and fields beyond; cast iron Victorian central heating radiator; power points; telephone socket; luxury wall to wall fitted carpeting; polished brass light switch plates; useful airing cupboard.

En Suite Bathroom

2.03m x 1.61m
6'7 x 5'3



Beautiful freestanding double ended *Villeroy & Boch* roll top bath with *Axor Hannsgrohe* chrome fittings; suspended oval shaped wash hand basin by *Porcelanosa* with chrome designer mixer tap and pop-up waste, soap fitting and towel rails; suspended *Villeroy & Boch* WC with concealed cistern; beautiful limestone tiled walls and floor; chrome designer ladder style towel rail/central heating radiator; low voltage halogen downlights.

Bedroom Two

3.58m extending to
4.60m x 2.81m

11'8 extending to 15'1
x 9'2

Beautiful featured circular window overlooking the garden and fields beyond; *Velux* style roof window; central heating radiator with thermostatic control; power points; wall to wall fitted carpeting; vaulted ceiling.



En Suite Shower Room

2.93m x 1.45m
9'7 x 4'9

Roca shower suite consisting of an over sized white shower cubicle with glass shower screen and a chrome thermostatic mixer tap; pedestal wash hand basin with *Hannsgrohe* chrome mixer tap and pop-up waste; close coupled WC with chrome fittings; fully tiled to the shower extending to half tiled walls in limestone effect tiling; solid oak flooring; chrome designer ladder style towel rail/central heating radiator; *Velux* style roof window; low voltage halogen downlighters; useful storage cupboard.



Bedroom Three

3.59m x 2.77m
11'9 x 9'1

The measurements have been taken into the built-in wardrobes; feature round window overlooking the garden and fields beyond; exposed timbers to the vaulted ceiling; power points; four doored built-in wardrobes with good hanging and storage space; central heating radiator; wall to wall fitted carpeting.



Family Bathroom

2.62m x 1.84m
8'7 x 6'0



Feature round window overlooking the garden with obscured glass; four piece bathroom suite consisting of a panelled bath with chrome taps and pop-up waste and a hand held shower attachment; quadrant shower with glass screen and a Grohe thermostatic controlled shower; suspended wash hand basin with chrome taps and pop-up waste; close coupled WC with chrome fittings; fully tiled to the shower area in marble effect tiling extending to half tiled walls; chrome designer ladder style towel rail/central heating radiator; low voltage halogen lights to the vaulted ceiling with exposed roof timbers; extractor fan; wall to wall fitted carpeting.

OUTSIDE

Garage

4.80m x 3.77m
15'8 x 12'4



Brick built with a pitched slated roof; opening measures 10'6 (3.21m); folding timber door; block paved flooring; electricity; good storage and shelving; suspended ceiling for extra storage above.

Rear Garden



A beautiful enclosed landscaped garden to the rear and side of the house; mainly laid to lawn; Indian stone flagged patio; two further patio areas, with the one in the rear corner being under a timber pergola; raised brick rose beds; the garden is fringed by a mature shrub border with specimen trees including cherry, pear, weeping birch and a Himalayan silver birch; garden shed; two outdoor lights illuminate the garden.

Beyond the garden is a field with exclusive use for Home Farm Mews and beyond that there is open farmland.