

Kenton Hill Cottage, **Kenton**, EX6 8JD



A stunning and deceptively spacious, period village cottage with a wealth of accommodation including 4 bedrooms, one of which is located on the ground floor. There is a landscaped garden, plus a superb garage block with large, underground store room/workshop. FREEHOLD, COUNCIL TAX BAND - E, EPC - D.

Guide Price £485,000

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ACCOMODATION

Nestled within the charming village setting of Kenton, this generously proportioned cottage exudes period character and allure. Beyond its unassuming exterior lies a surprisingly spacious interior, boasting four double bedrooms, two of which feature en suite shower rooms. Notably, one bedroom is conveniently situated on the ground floor, offering versatility for accommodating a dependent relative or older child.

The heart of the home is the expansive sitting room, distinguished by its large inglenook fireplace and inset wood burner, seamlessly complemented by an adjoining study area. The modern fitted kitchen, large dining room and ample utility room complete the living accommodations, providing practicality alongside charm.

Approached via Lumley Close, a winding driveway leads to the substantial garage, accommodating two cars width wise and extending to accommodate additional depth. A hidden gem within the garage is the cellar workshop, presenting a haven for car enthusiasts or hobbyists, and potentially serving as the ultimate 'man cave'.

The cottage's landscaped and terraced gardens are a delight to behold, adorned with a diverse array of shrubs, and trees, creating an enchanting outdoor sanctuary with areas of lawn and good sized paved patio. Additionally, a shed/store is on the same level as the cottage offer practical storage solutions. Conveniently, a pedestrian gate grants direct access from the lower garden towards the village centre, enhancing the ease of village living.

ROOM SIZES

KITCHEN

5.21m x 2.55m (17'1" x 8'4")

UTILITY ROOM

2.89m x 2.55m (9'6" x 8'4")

DINING ROOM

5.05m x 2.95m (16'7" x 9'8")

SITTING ROOM

5.02m x 4.42m (16'6" x 14'6")

STUDY AREA

2.00m x 1.90m (6'7" x 6'3")

BEDROOM 1

4.21m x 3.30m (13'10" x 10'10")

EN SUITE SHOWER ROOM

BEDROOM 2

4.41m x 3.87m (14'6" x 12'8")

EN SUITE SHOWER ROOM

BEDROOM 3

3.41m x 2.97m (11'2" x 9'9")

BEDROOM 4

3.06m x 2.97m (10'0" x 9'9")

BATHROOM

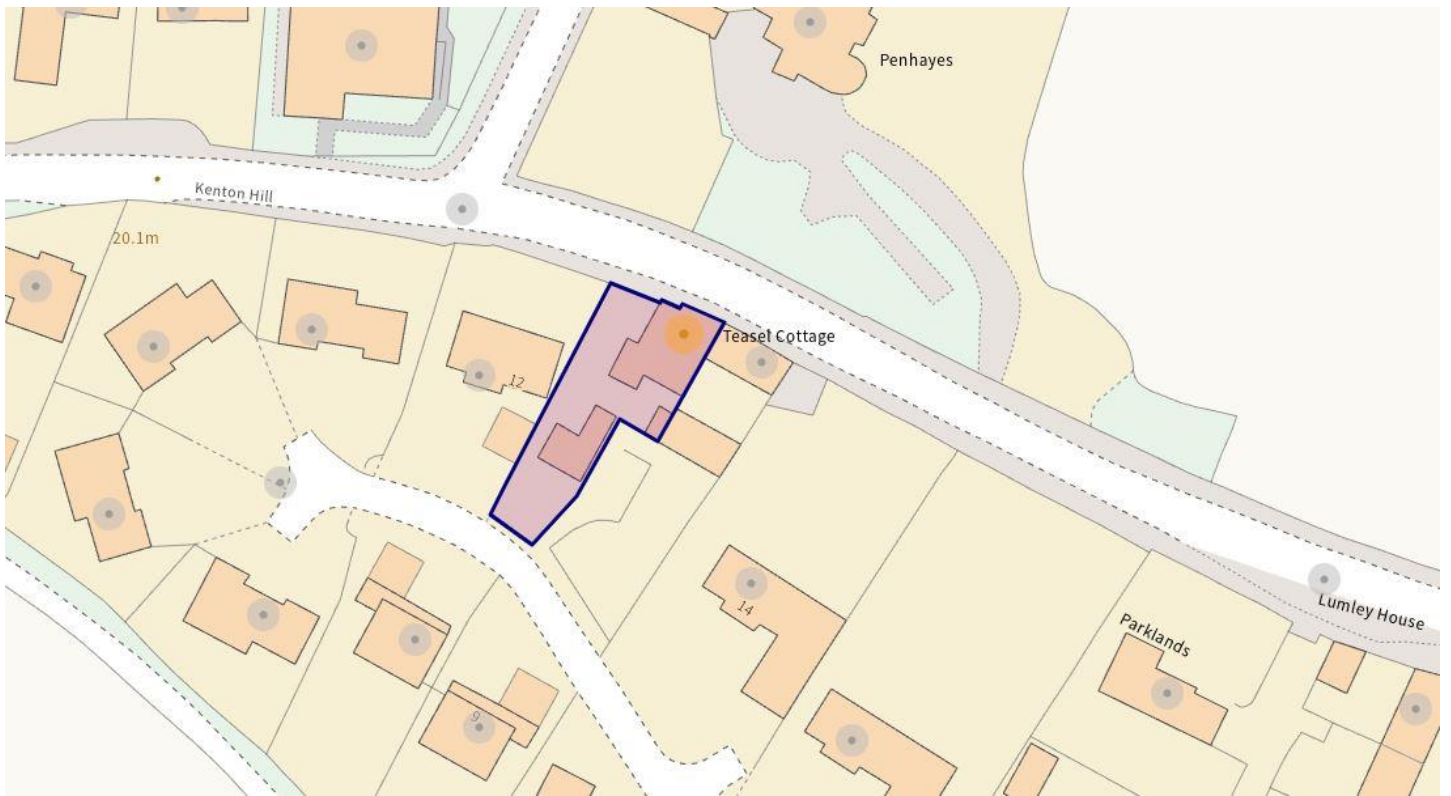
GARAGE

5.90m x 5.46m (19'4" x 17'11")

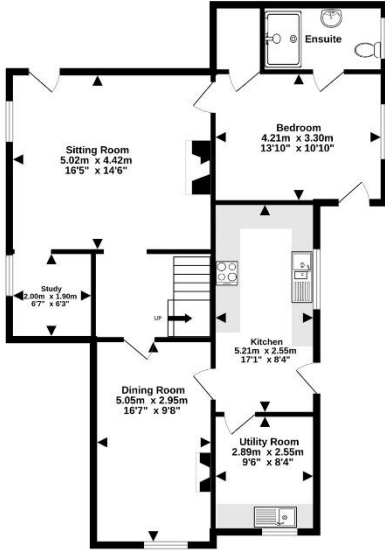
HOME OFFICE

4.92m x 2.64m (16'2" x 8'8")

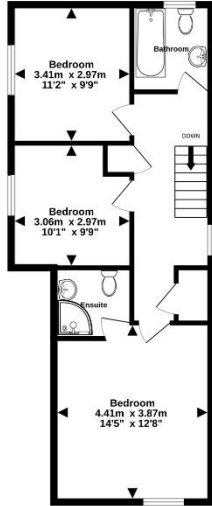




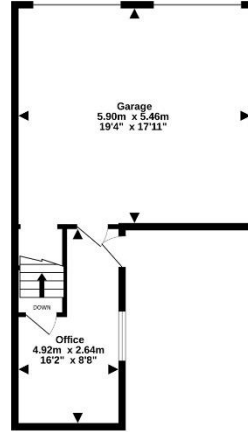
Ground Floor
87.9 sq.m. (946 sq.ft.) approx.



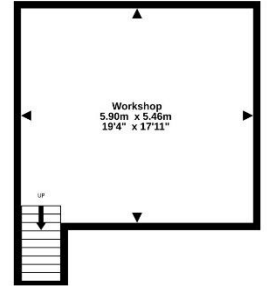
1st Floor
54.1 sq.m. (583 sq.ft.) approx.



Garage/Office
45.2 sq.m. (486 sq.ft.) approx.



Below Garage
33.6 sq.m. (363 sq.ft.) approx.



TOTAL FLOOR AREA : 221.0 sq.m. (2378 sq.ft.) 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. This 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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