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This substantial and versatile home offers an abundance of space, plenty of room for the whole family or space to grow into, but most of all a loving house to make home in whichever way works best for you. The current sellers have furnished the home with four bedrooms, three reception rooms and a home office, however given the layout and design, you could furnish in a way to suit you, with a possible seven bedrooms on offer!

The accommodation is set across two floors, with a beautiful open-plan living room/kitchen to the rear opening out onto the garden, featuring two sets of French doors giving a fantastic space and feeling of bringing the outdoors inside. For the enthusiastic home chef the kitchen will not disappoint. There is also a stunning log burner within the living room.

Separate to the kitchen is a fantastic utility room, with all the space for your white goods, and a rarely seen walk-in pantry! Also on the

ground floor is a downstairs WC, double bedroom with en-suite shower room and fitted wardrobes and two further rooms to the front; currently set up as a lounge and dining room, however would also be suitably furnished as double bedrooms; one of the rooms features fitted wardrobes currently.

The first floor features four bedrooms and the family bathroom. The main bedroom boasts a lovely Juliet balcony and en-suite shower room/dressing room with fitted wardrobes. There are a further three bedrooms; two of which feature fitted storage cupboards and the family bathroom comprising a bath with shower over, WC, bidet and his/hers wash basins.

In recent years the current sellers have updated and modernised this home, including the installation of the new kitchen and utility room, the bathrooms have been modernised, whilst the whole house

- Beautifully appointed and presented throughout
- Versatile and flexible living accommodation
- Plenty of off street driveway parking
- Large private garden

has been neutrally decorated throughout. There is really nothing required, other than adding personal and sentimental touches. A fine example of a much cared for and looked after home ready and waiting for its new family.

Externally to the front is a driveway providing ample off street parking; plenty of space for 4-5 cars comfortably. There is also a side gate which leads to the garden.

The rear garden is fantastic size for the location, measuring to around 80ft in length and mostly laid to lawn. To the rear of the garden are mature and established trees providing privacy, although beyond are only allotments and school playing fields! Mature hedgerows provide a boundary between the neighbouring gardens whilst a pathway winds through the garden to the bottom where there are two garden sheds and a raised vegetable garden. Adjacent to the house is a decked seating area, perfect for entertaining and summer BBQs.

Agents note: please be advised that the picture of the front elevation is CGI and relates to planning permission held by the property under local planning reference 21/00144/AS

LOCATION Positioned along the Hythe Road, the location is convenient for access into the Town Centre, for the International Station and for a choice of comprehensive schooling options too. You can walk into the town centre in around 15 minutes, to the International Station in the same amount of time and schooling options close-by include the Norton Knatchbull Grammar School (boys), The North School, Highworth Grammar School (girls) and schooling for younger years at Willesborough Infant and Junior Schools. The Ashford School is also just a short distance away.

