



Enfield Cottage

Oatlands Lane, St Sampsons

 x3  x2 TRP 173

- Detached cottage
- Open plan living
- Immaculate condition throughout
- Three good sized bedrooms
- Main bedroom with en suite
- Stunning garden

£885,000

LOCAL MARKET

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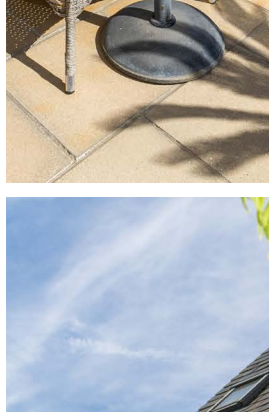
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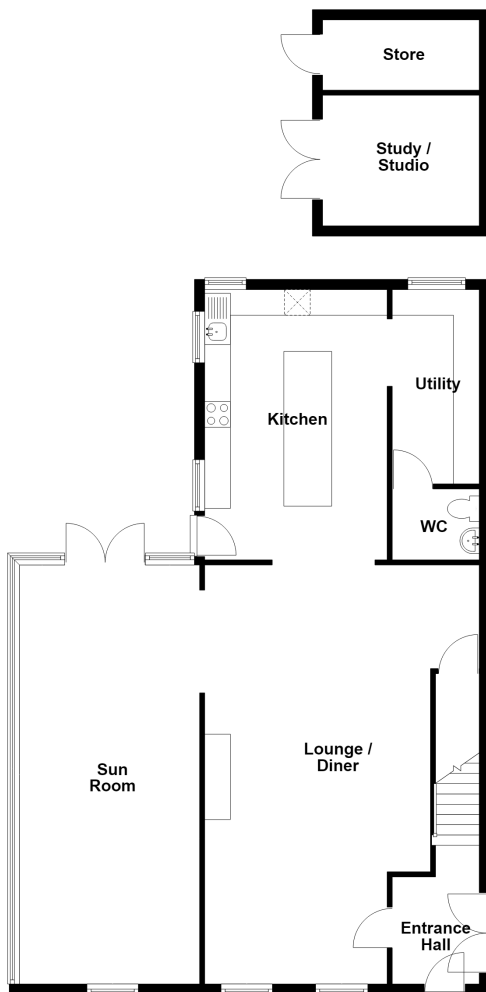




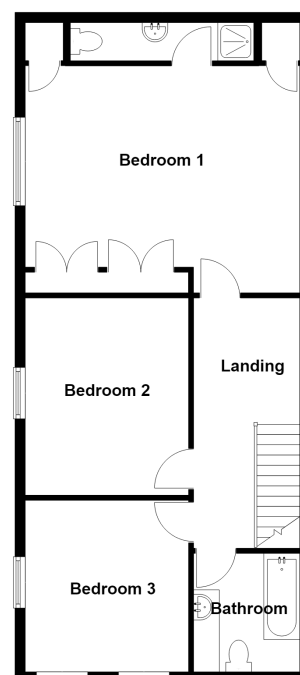




Ground Floor



First Floor



About Enfield Cottage

Enfield Cottage is a beautifully presented three-bedroom detached home, offered to the market in immaculate condition. Bright, spacious and thoughtfully designed, the ground floor centres around a superb open-plan living space incorporating a comfortable lounge, contemporary kitchen with central island and a delightful sun room, creating the perfect environment for both everyday living and entertaining. A separate utility room and cloakroom complete the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with en suite shower room, together with a family bathroom. Externally, the property enjoys a tranquil, low-maintenance garden, beautifully landscaped with patio areas and mature planting, providing a private space to relax. A particular feature is the detached studio, ideal as a home office, gym or hobby room, alongside a separate store perfect for bicycles and additional storage. Side access leads to the front of the property, where there is parking for three to four vehicles. Situated in a superb St Sampson location, Enfield Cottage offers an exceptional combination of character, practicality and modern living. Enfield Cottage is offered to the market with no forward chain.

ACCOMMODATION COMPRISING

Entrance Hall

6'3" x 5'6" (1.9m x 1.68m)

Cupboard housing the electrics. Space for coat and boot storage.

Lounge Area

24'1" x 18'8" (7.34m x 5.7m)

Aspect over the front of the property. Oak fireplace, space for a flue (wood burner could be installed). Understairs storage cupboard.

Kitchen

15'3" x 11'10" (4.65m x 3.6m)

Fitted with a range of wall and base units with granite effect work surfaces over and a kitchen island with granite work surface over and bespoke built-in cupboards and a breakfast bar with six chairs. Door to garden.

Utility Area

11'7" x 4'9" (3.53m x 1.45m)

Fitted with a range of wall and base units.

Cloakroom

4'4" x 4'6" (1.32m x 1.37m)

Two piece suite of wash hand basin and W.C.

Sunroom

21'8" x 9'4" (6.6m x 2.84m)

A lovely bright room with a solid roof over, triple aspect and double doors giving access to the garden.

FIRST FLOOR

Landing

15'5" x 7'3" (4.7m x 2.2m)

Two large storage cupboards.

Bedroom 1

16'10" x 13' (5.13m x 3.96m)

Dual aspect room. Fitted with a run of bespoke wardrobes. Two eaves cupboards, one housing the immersion heater.

Ensuite Shower Room

11'9" x 2'11" (3.58m x 0.9m)

Fitted with a three piece suite of shower, wash hand basin and W.C.

Bedroom 2

11'8" x 11'9" (3.56m x 3.58m)

A good size double bedroom with aspect over the side of the property.

Bedroom 3

12'3" x 11'9" (3.73m x 3.58m)

Dual aspect over the front and side of the property.

Bathroom

8' x 5'8" (2.44m x 1.73m)

Fitted with a three piece suite of bath, wash hand basin and W.C.

OUTSIDE

Front

Where there is parking for 3-4 vehicles.

Side

There is access to the rear of the property.

Rear

Where there is a beautiful landscaped garden with a patio and steps lead up to a large terrace which is home to a bay tree in the centre of this area which is a very tranquil. The borders contain mature shrubs and plants

Detached Studio

10'3" x 6'6" (3.12m x 1.98m)

Storage Area

10'8" x 3'8" (3.25m x 1.12m)

Appliances

Integrated AEG double oven, integrated AEG fridge, AEG hob, integrated AEG dishwasher, integrated Bosch tumble dryer, integrated Bosch washing machine, integrated AEG freezer.

TRP: 173

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Oil fired central heating (underfloor oil wet system on ground floor and electric in bathrooms, oil radiators on first floor).

Construction: Granite and cavity. uPVC double glazed windows. uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed.

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