



For Sale

In

Hindon



Queen's Head Cottage

Queens Head Cottage is a mid-terrace period cottage with rendered elevations under a clay tiled roof. The cottage is presented in excellent order with period features throughout. The accommodation comprises a sitting room with wood burner and bay window, and a farmhouse kitchen/diner with an aga on the ground floor. A modernised family bathroom and a large bedroom are located on the first floor and a further double bedroom is located on the second floor. The bedroom on the first floor has scope to split providing a third bedroom or study. At the back of the property is an enclosed courtyard garden and approximately 60 metres away is a second larger area of garden with a summer house and enclosed by mature hedges.

Accommodation:

Through part glazed door to:

Sitting Room:

Box bay window to the front, exposed timbers and inglenook fireplace with wood burning stove installed.

Kitchen/Dining Room:

Range of floor and wall mounted cream cupboards and drawers with roll edge timber work top and stainless steel sink with drainer unit, installed electric Aga with tiled splash back. Conservation roof light, door opening onto courtyard garden (main garden a short walk). Stairs rise to:

First Floor Landing:

Stairs rise to second floor.

Bedroom 2:

Built in wardrobe, two large sash windows to the front of the property, ornate feature fireplace. Scope to split this room to make bedroom 3/study.

Family Bathroom:

White suite comprising stand alone roll edge bath with cast claw feet, low level WC, pedestal wash hand basin, large shower cubicle with tiled splash backs and Grohe shower, range of built in cupboards with one housing pressurised hot water cylinder. Window with window seat and painted timber flooring.

Second Floor**Bedroom 1:**

Large room with exposed timbers, vaulted ceiling, velux roof lights, eaves storage area. Room to provide a small en-suite above existing bathroom, subject to gaining any necessary consents.

Outside:

Small brick floored courtyard garden to the immediate rear. Approximately 60 metres away is a larger area of garden providing a fantastic hideaway with summer house laid mainly to lawn with shrub, hedge and fenced boundaries.

Price Guide £275,000

