



NEW WILLOWS, 43 THE OLD VILLAGE, HUNTINGTON
£995,000

Carter Jonas

We are delighted to present this impressive, detached family home, believed to date back to the late 1700s, situated in a highly desirable location. This substantial property features spacious living accommodations with an attached annex and a detached four-bedroom converted coach house. In total, the residence offers over 5,700 sq. ft. of internal space, along with multiple garages and a carport.

Main House

Upon entering through a timber door, you are greeted by a central hallway that includes a convenient downstairs WC and storage areas.

The generously sized sitting room boasts a large bay window that floods the space with natural light. It features a gas fireplace, elegant coving, and access to a useful study area.

The L-shaped dining room is equally spacious and includes a charming feature fireplace.

Accessible from the central hallway, the family room provides a good-sized storage cupboard and a gas fireplace. Double doors lead to a conservatory with striking exposed brick walls and French doors that open to the outdoor patio area.

At the rear of the property, the well-equipped kitchen features a combination of wall and base storage units. It comes with a range of integrated appliances, including a microwave, NEFF double oven, electric hob, dishwasher, and a 1.5 sink with a drying area. There is also space for an American-style fridge freezer. A practical utility room connects to the kitchen, offering additional storage, a sink, and provisions for a washing machine and dryer.

The home has two staircases: one between the kitchen and family room and the main turned staircase in the central hallway, which includes a walk-in air cupboard on the half landing.

The first bedroom is a spacious double, accompanied by a dressing room and a fully tiled ensuite shower room with a heated towel rail. The second bedroom is also a double, featuring an original fireplace and access to a fifth bedroom, which could serve as a nursery, dressing room, or office.

Two further double bedrooms are located at the rear, with the fourth bedroom having its own fully tiled ensuite. The family bathroom, servicing bedrooms two, three, and five, is equipped with a three-piece suite that includes a corner bathtub, WC, and wash hand basin.

Annex

Adjoining the main house, the annex is accessed through a uPVC door leading to an entrance area with a WC situated beneath the stairs, as well as space for laundry provisions. The kitchen is outfitted with timber-effect wall and base units, featuring a fitted oven, NEFF hob, stainless steel sink, and space for a dishwasher. The spacious sitting room completes the ground floor living quarters. Upstairs, you'll find the house bathroom and a large bedroom with potential for subdivision into two separate rooms.

The Coach House

Upon entering the Coach House, you are welcomed by a spacious open plan entrance hall that flows into the fitted kitchen. The garden room is filled with natural light, offering access to a downstairs WC and a second entrance at the front. Through the garden room, there is a generously sized sitting room with an electric fireplace.

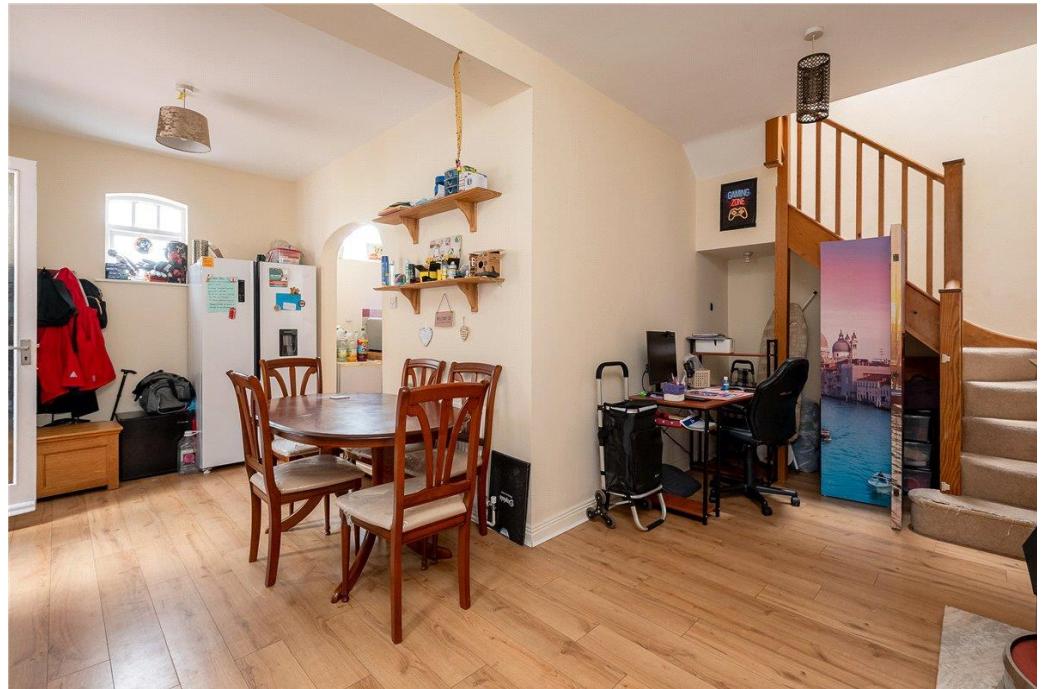
The first floor contains four well-proportioned bedrooms, with the master having an ensuite shower room. An office space is located on the first floor landing, along with the family bathroom, which features a three-piece suite, including a bathtub with dual showerhead, wash hand basin, and WC.

Outside

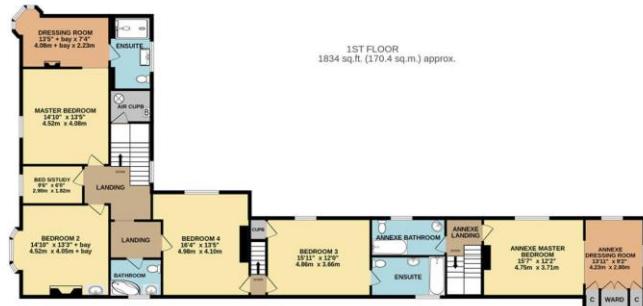
Accessed via iron gates from The Old Village, the property's driveway leads to three garages and a carport with space for two cars. The front garden is designed for low maintenance with a large stone flagged area. The peaceful rear garden is predominantly laid to lawn with established borders, alongside a useful storage shed and summer house. Adjacent to the conservatory, there is a charming patio area complete with a timber pagoda, perfect for outdoor relaxation.

A SPACIOUS CHARACTERFUL PROPERTY WITH AN ADDITIONAL 4 BEDROOM COACH HOUSE AND AN ANNEXE. SITUATED IN A POPULAR VILLAGE ON THE EDGE OF THE CITY.





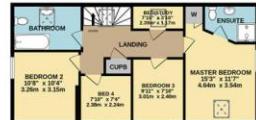




COACH HOUSE
GROUND FLOOR
1189 sq.ft. (110.1 sq.m.) approx.



COACH HOUSE
FIRST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 6105 sq.ft. (567.2 sq.m.) 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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