

Sutton Cheney
Leicestershire

Carter Jonas

CHATSMOTH COTTAGE MAIN STREET, SUTTON CHENEY CV13 0AG

A SUPERB, DETACHED COTTAGE STANDING IN A GENEROUS PLOT IN THE CENTRE OF THIS POPULAR VILLAGE. THE PROPERTY HAS TWO BEDROOMS AND TWO RECEPTION ROOMS.

- Detached Cottage
- Two Reception Rooms plus Study
- Two Bedrooms
- Generous Plot

DESCRIPTION

Currently owned by the estate, in a village where properties rarely become available, this pretty cottage offers good accommodation, balanced by large gardens and parking.

Accommodation as follows:

GROUND FLOOR
Sitting room with central fireplace encasing wood burner, door to gardens and door to staircase.
Dining room with central fireplace. Useful small office.
Kitchen with a range of cabinets. Cloakroom.

FIRST FLOOR
Two bedrooms, both with fireplaces (blocked).
Bathroom with shower enclosure.

OUTSIDE

Entered through a five-bar vehicular gate onto a gravel driveway, providing parking. The large gardens sit in front of the cottage with lawn, boarders, mature trees and outbuilding/store.



FURTHER INFORMATION

Mains electricity, drainage, and water
Oil-fired central heating
EPC rating: E
Council tax band: D
Local authority: Leicestershire County Council

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk. We understand signal is good outdoor on some networks.
Broadband speeds can be checked here: checker.ofcom.org.uk. We understand superfast broadband is available.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: CV13 0AG

what3words:/// passing.drawn.swimmer

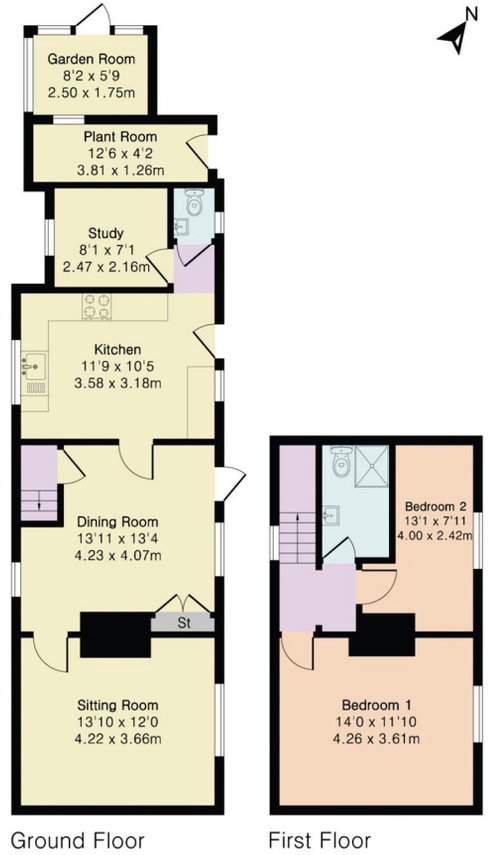








Approximate Gross Internal Area 1062 sq ft - 98 sq m
Ground Floor Area 704 sq ft – 65 sq m
First Floor Area 358 sq ft – 33 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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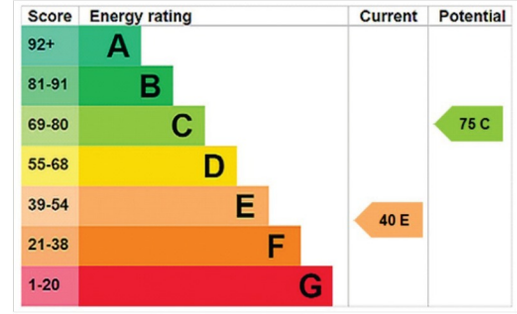

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