



High Street, Brampton, PE28 4TG  
Offers Over £700,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS

**\*\*\*STRIKING DETACHED VICTORIAN RESIDENCE, OCCUPYING A SUBSTANTIAL PLOT WITHIN THIS NON ESTATE VILLAGE LOCATION\*\*\***

Latcham Dowling Estate Agents are delighted to offer for sale this **STUNNING** double fronted detached period home, situated on an established and mostly walled South Westerly plot of approximately 0.14 of an acre offering formal lawn, extensive patio and timber decking area with hand built oak pagoda (perfect for entertaining), a separate side garden set out as a perfect vegetable patch and the **HUGE** benefit of a detached double garage with separate brick built store and log store, all tucked away at the end of the extensive gated driveway!! The accommodation itself offers a versatile range of well proportioned rooms over two floors and includes three/ four reception rooms on the ground floor, along with a gorgeous re-fitted triple aspect kitchen/ breakfast room with direct access out to the gardens. There are four double bedrooms on the first floor, along with an en suite and separate family bathroom. The current owners have spent the last 17 years painstakingly crafting this exceptional family home, taking great care to retain as many of the original features and elements as possible, whilst fully updating and modernising the electrics, plumbing, heating, damp proofing and replacing almost all of the windows with low maintenance UPVC sash double glazed windows. Viewing is essential to fully appreciate the care and attention paid to this beautiful family home.

**Entrance Via**

**Reception Hall**

15'4 max x 10'0 max' (4.67m max x 3.05m max')





**Living Room/ Dining Room**  
18'7 x 11'0 plus 13'7 x 11'7 (5.66m x 3.35m plus 4.14m x 3.53m)

**Kitchen/ Breakfast Room**  
16'11 x 12'3 (5.16m x 3.73m)

**Office**  
13'11 x 7'9 (4.24m x 2.36m)

**Family Room/ Bedroom Five**  
11'2 x 10'7 (3.40m x 3.23m)

**Shower Room**  
7'1 x 5'8 (2.16m x 1.73m)

**First Floor Landing**  
17'3 x 6'0 (5.26m x 1.83m)

**Bedroom One**  
14'11 x 13'0 (4.55m x 3.96m)

**Bedroom Two**  
13'0 x 11'1 (3.96m x 3.38m)

**Bedroom Three**  
11'8 x 10'11 (3.56m x 3.33m)

**Bedroom Four**  
11'0 x 9'0 (3.35m x 2.74m)

**En Suite Shower Room**  
7'9 x 4'7 (2.36m x 1.40m)

**Bathroom**  
7'5 max x 6'5 (2.26m max x 1.96m)

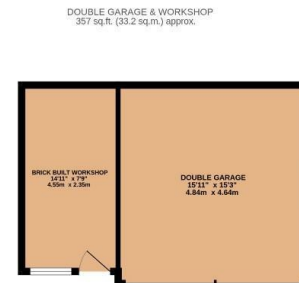
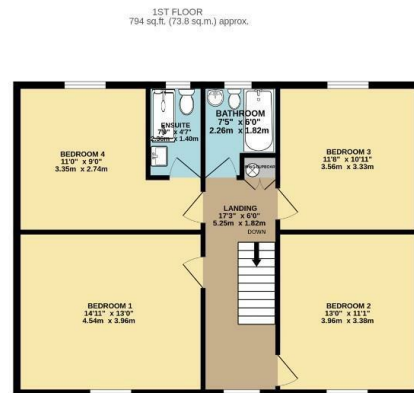
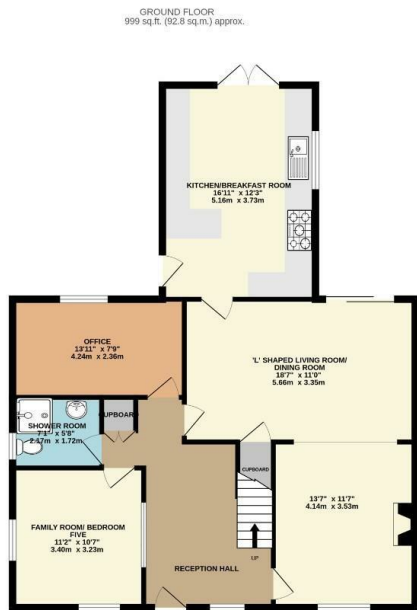
**Double Garage**  
15'11 x 15'3 (4.85m x 4.65m)

**Brick Built Workshop**  
14'11 x 7'9 (4.55m x 2.36m)

**Walled Gardens**

**Driveway And Parking**





TOTAL FLOOR AREA : 2150 sq.ft. (199.8 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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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>84</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>63</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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