



The Squires
Pease Pottage, RH11 9BU

Offers In Excess Of £800,000

Astons are delighted to offer to the market this beautifully presented and improved four double bedroom detached family home. Located in the village of Pease Pottage this exquisite detached house at The Squires offers a perfect blend of comfort and elegance. With four spacious reception rooms and a stunning refitted kitchen/breakfast room, this property is ideal for both entertaining guests and enjoying quiet family time. The generous layout provides ample space for relaxation and social gatherings, making it a wonderful home for families of all sizes.

The residence boasts four well-appointed bedrooms, ensuring that everyone has their own private sanctuary. Each room is designed with comfort in mind, providing a peaceful retreat at the end of a busy day. Additionally, the property features three refitted bathrooms, which are both stylish and functional, catering to the needs of a growing family or accommodating visitors with ease.

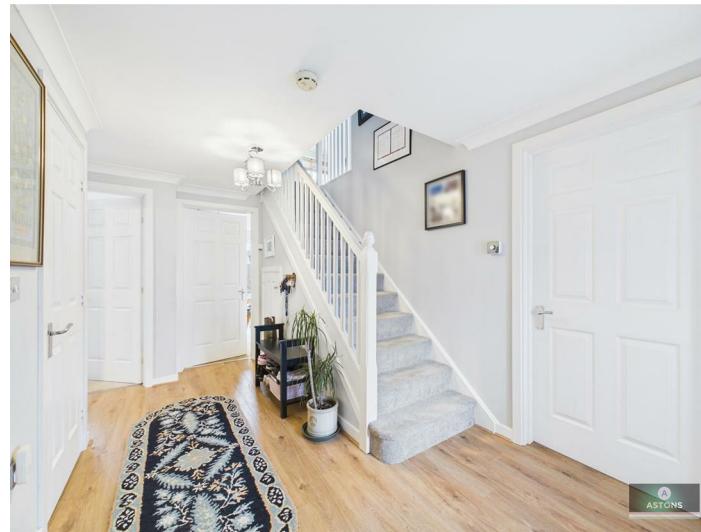
The property offers convenient parking for up to four vehicles, two on the driveway and two in the double garage accessed via an electric roll over door with a personal door leading to the house. The surrounding area is known for its tranquil atmosphere, making it an ideal location for those seeking a serene lifestyle while still being within easy reach of local amenities and transport links.

In summary, this delightful detached house in Pease Pottage is a fantastic opportunity for anyone looking to settle in a spacious and well-equipped family home. With its generous living spaces, ample bedrooms, and convenient parking, it is sure to meet the needs of modern living. Do not miss the chance to make this wonderful property your own.



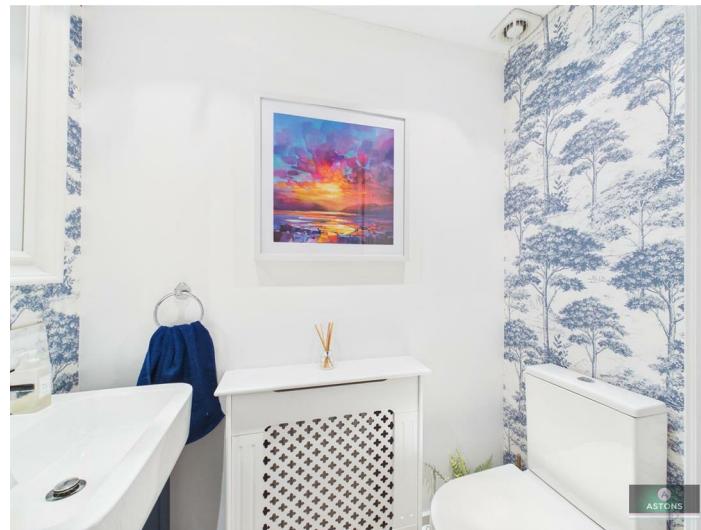
Hallway

Replacement part double glazed front door, wood effect flooring, under stairs cupboard, coving, coats cupboard, stairs to the first floor, doors to:



Downstairs Cloakroom

Refitted white suite comprising a hand basin with waterfall style mixer tap and vanity unit below and a wc, radiator.



Living Room

Double glazed bay window to the rear with central French casement doors to the garden, radiator, coving, wall lights.

Kitchen/Breakfast Room

Refitted range of base and eye level panel fronted units with stone work surfaces over and matching splashbacks, central island unit, inset sink with a Quooker boiling water tap and drainer, built in eye level AEG double oven, induction hob with a stainless steel extractor hood above, integrated dishwasher and drinks fridge, space for an American style fridge/freezer, double glazed window and French casements doors to the garden, wood effect flooring, recessed down lighters, large larder cupboard, doorway to:

Utility Room

Range of base and eye level units with work surfaces over, stainless steel sink with a mixer tap and drainer, space for a washing machine and tumble dryer, double glazed door to the garden, wood effect flooring, vaulted ceiling with a double glazed velux window, recessed down lighters.

Dining Room

Double glazed window to the front, radiator, coving, wood effect flooring.

Playroom/Sitting Room

Double glazed window to the front, radiator, coving, wood effect flooring.



Study

Double glazed window to the front, radiator, coving.



Landing

Radiator, access to the part boarded loft space via a pull down ladder, coving, doors to:

Bedroom One

Double glazed window to the front, radiator, coving, built in wardrobes to one wall, door to:



En-Suite Shower Room

Refitted white suite comprising a freestanding bath with a mixer tap and shower attachment, shower cubicle with mixer shower unit with a fixed rainfall head and separate hand held head, two hand basins with mixer taps and vanity units below, part panelled walls, wood effect flooring, extractor fan, recessed ceiling lights.

Bedroom Two

Double glazed window to the rear, radiator, coving, dressing area with wardrobes to either side, door to:



En-Suite Shower Room

White suite comprising a large shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, wc, heated towel rail, part tiled walls, tiled floor, obscured double glazed window, shaver point, recessed down lighters, extractor fan.



Bedroom Four

Double glazed window to the rear, radiator, coving.



To The Front

Paved pathway to the front door with a storm porch over, lawned area to one side and plant and shrub border to the other. Driveway with parking for two cars leading to the garage.

Double Garage

With an electric roll over door, power and light, personal door to the house.

Rear Garden

The garden comprises a paved patio terrace adjacent to the house leading to a lawned area with plant and shrub borders, fence enclosed.

Bedroom Three

Double glazed window to the front, radiator, coving.

Family Bathroom

White suite comprising a panel enclosed bath with a mixer tap, pedestal hand basin with a mixer tap, wc, heated towel rail, tiled walls, tiled floor, extractor fan, recessed down lighters, obscured double glazed window.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(A) plus	A	
(A) plus	A		
(B1-B1)	B		
(B1-B1)	B		
(B5-B5)	C		
(B5-B5)	C		
(D5-D5)	D		
(D5-D5)	D		
(E5-E5)	E		
(E5-E5)	E		
(F1-F1)	F		
(F1-F1)	F		
(G1-G1)	G		
(G1-G1)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(A) plus	A	
(B1-B1)	B		
(B5-B5)	C		
(D5-D5)	D		
(E5-E5)	E		
(F1-F1)	F		
(G1-G1)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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