

oakheart

£475,000

Price Guide
Church Lane, Semer

£475,000 - £500,000 Tucked away within the highly regarded rural village of Semer, this charming three bedroom detached property offers a wonderful blend of privacy, space and village living. Discreetly positioned, the home enjoys a peaceful setting while remaining conveniently placed for surrounding market towns and countryside walks.

The accommodation is arranged over two floors and offers well-balanced, versatile living space throughout. The ground floor comprises a welcoming reception room which lends itself to use as a study, snug or games room, alongside a well-proportioned kitchen/diner ideal for both family life and entertaining. There is also a separate utility area, a comfortable living room

complete with a wood-burning stove, and a delightful sunroom enjoying views over the garden, providing a bright additional sitting or garden room. Completing the ground floor is a convenient cloakroom fitted with a low-level WC and wash hand basin.

The kitchen is finished with stone tiled flooring and features a range of traditional base and wall-mounted units topped with timber-effect work surfaces, a Butler sink with drainer and stylish brass mixer tap, space for a Rangemaster cooker and an integrated fridge/freezer.

Upstairs, the property offers three generous bedrooms, including a principal

bedroom with en-suite facilities, alongside a family bathroom serving the remaining bedrooms. The family bathroom features a panel bath with shower over the tub, low level WC and wash hand basin.

Approached via an electric gated driveway, the property benefits from parking for several vehicles, creating an impressive and secure arrival. The generous garden is predominantly laid to lawn, providing a lovely private space ideal for families, entertaining or simply enjoying the peaceful village surroundings.

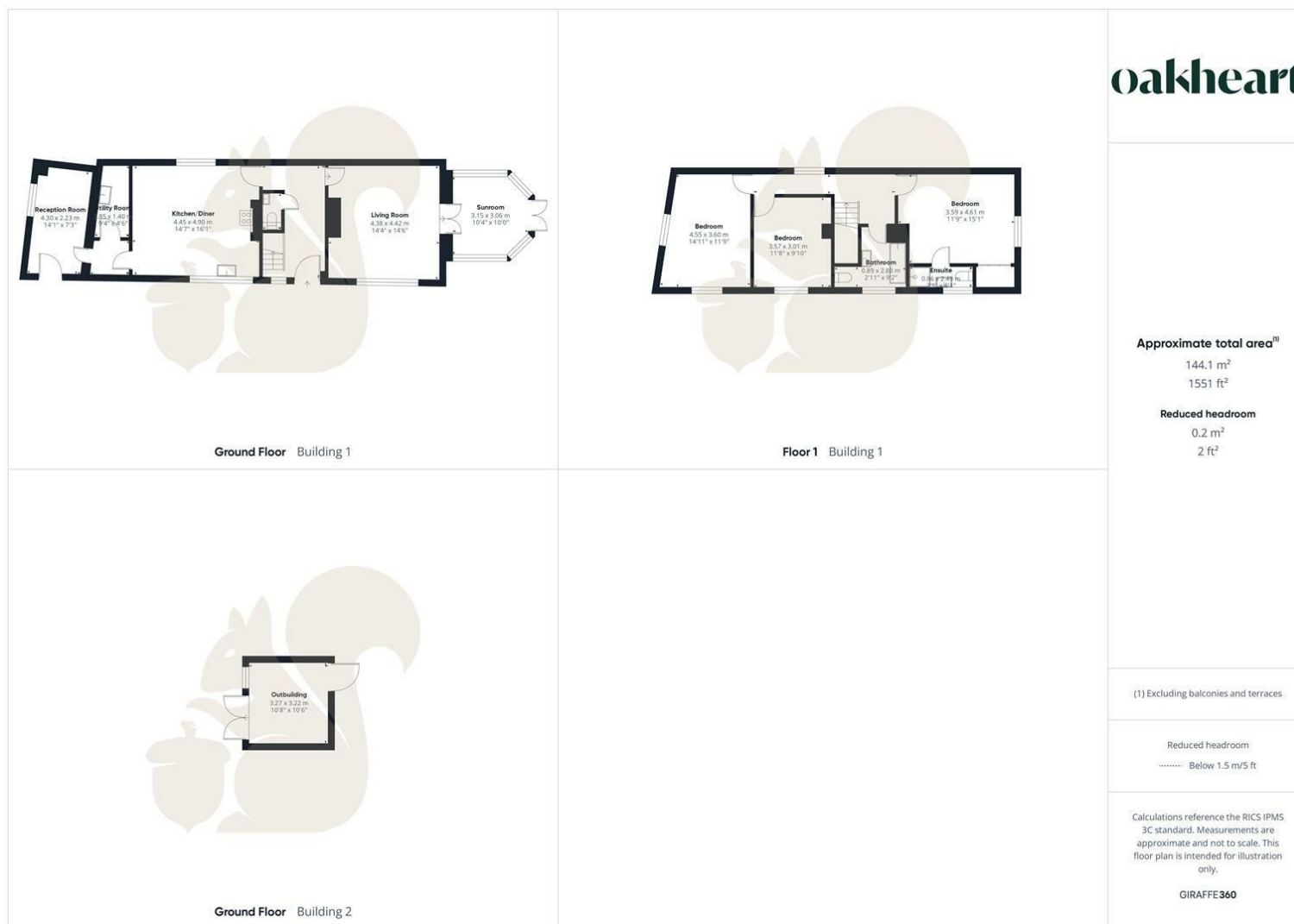
Further enhancing the outdoor space is a useful outbuilding fitted with power and lighting, making it ideal for use as a workshop, studio or additional storage.












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Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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