



Hill Top, School Road, Toot Hill,  
**Asking Price £575,000 to £650,000**

 4  3  2  E

**MILLERS**  
ESTATE AGENTS

**\* END TERRACE EXTENDED HOME \* MASTER BEDROOM WITH ENSUITE \* OFF STREET PARKING \* 107' REAR GARDEN \* BACKING ONTO OPEN FIELDS \* CHAIN FREE \* POPULAR VILLAGE LOCATION \***

Nestled in the charming village of Toot Hill, this splendid end terrace house offers a delightful blend of space and comfort, perfect for family living. Spanning an impressive 1,745 square feet, the property boasts four well-proportioned bedrooms and three bathrooms, ensuring ample accommodation for all.

Upon entering, you are greeted by a welcoming hallway that leads to a practical boot room, ideal for storing outdoor gear. The living room features a striking open fire with log burner, creating a warm and inviting atmosphere for cosy evenings. The heart of the home is undoubtedly the spacious kitchen/breakfast room, which flows seamlessly into a utility room and a convenient shower room. A generous family room at the rear of the house overlooks the expansive garden, providing a perfect space for relaxation and family gatherings.

The first floor comprises three sizeable bedrooms, complemented by a family bathroom. Ascend to the top floor, where you will find the master bedroom, complete with an en-suite shower room, offering a private retreat.

Externally, the property benefits from a driveway that accommodates several vehicles, ensuring convenience for residents and guests alike. The rear garden, measuring an impressive 107 feet, features a large patio area, perfect for al fresco dining, alongside a lush lawn bordered by mature trees, shrubs, and hedges. The garden not only provides a tranquil outdoor space but also backs onto open fields, offering stunning countryside views that enhance the overall appeal of this remarkable home.

This property is a rare find in a sought-after location, combining modern living with the beauty of nature, making it an ideal choice for those seeking a peaceful yet vibrant community.





## GROUND FLOOR

### Boot Room

11'11" x 6'10" (3.63m x 2.08m)

### Living Room

12'0" x 14'7" (3.65m x 4.45m)

### Kitchen Breakfast Room

8'10" x 21'7" (2.70m x 6.57m)

### Utility Room

10'6" x 8'7" (3.20m x 2.62m)

### Shower Room

6' x 8'5" (1.83m x 2.57m)

### Conservatory

16'2" x 14'1" (4.93m x 4.29m)

## FIRST FLOOR

### Bedroom Two

8'10" x 14'2" (2.69m x 4.33m)

### Bedroom Three

10'7" x 12'4" (3.23m x 3.76m)

### Bedroom Four

7'11" x 9'0" (2.42m x 2.74m)

### Bathroom

5'6" x 6'9" (1.68m x 2.06m)

## SECOND FLOOR

### Bedroom One

13'0" x 15'7" (3.96m x 4.76m)

### Front Driveway

### En-suite Shower Room

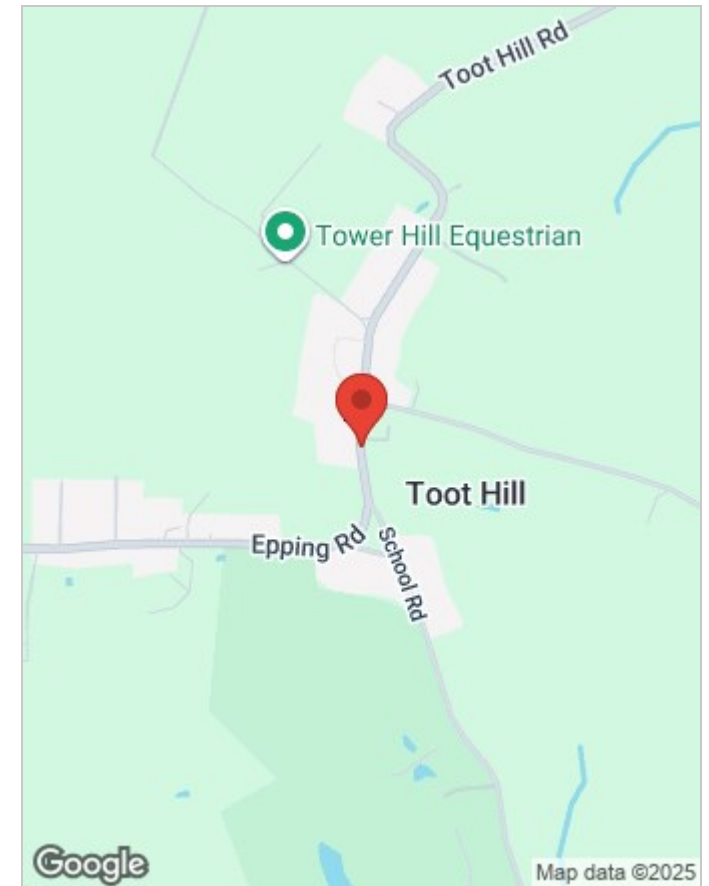
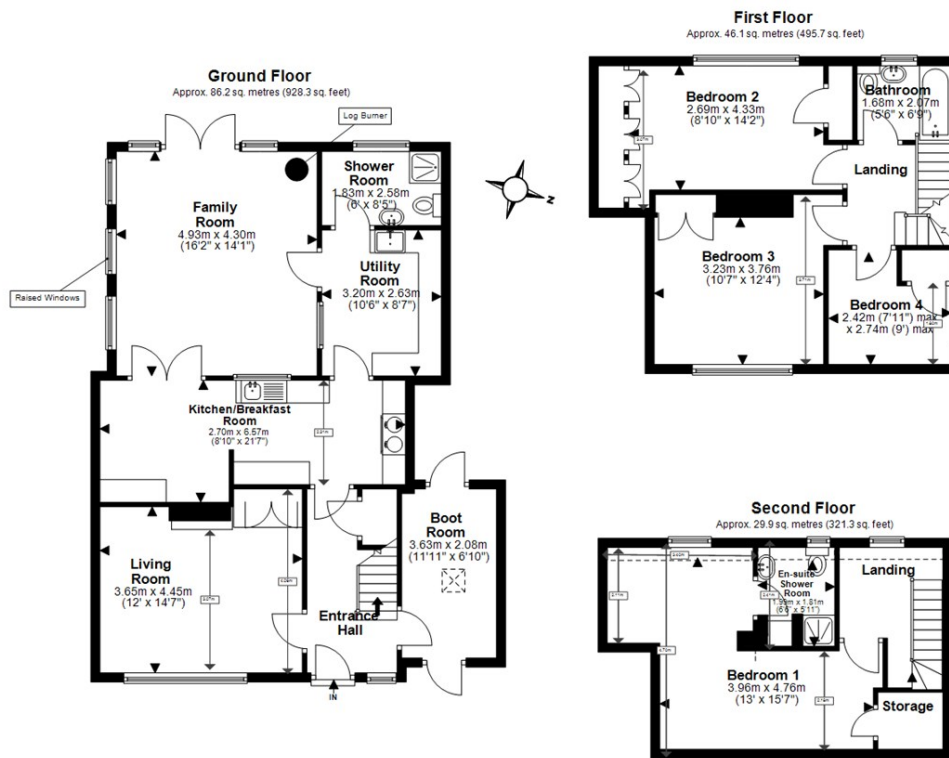
5'11" x 6'6" (1.80m x 1.98m)

## EXTERNAL AREA

### Rear Garden

107' x 32' (32.61m x 9.75m)





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>73</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>42</b>

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.