



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



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

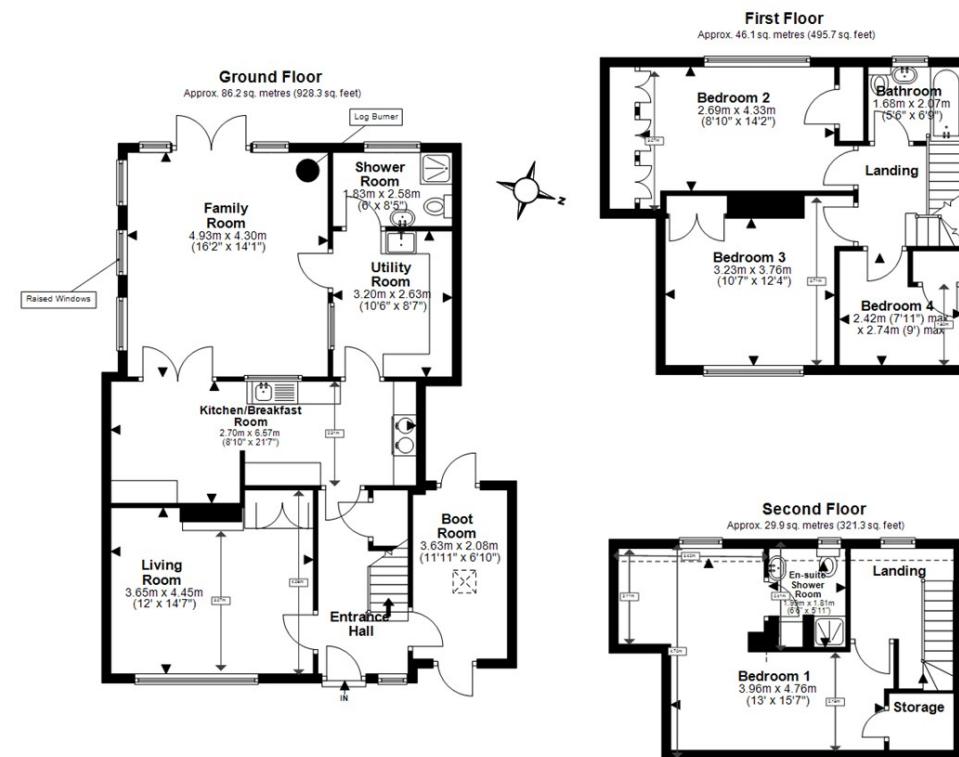
5'11 x 6'6 (1.80m x 1.98m)

EXTERNAL AREA

Rear Garden

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





Total area: approx. 162.2 sq. metres (1745.4 sq. feet)

Plan produced using PlanUp.

Viewing

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

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

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