



**CLEMATIS COTTAGE**  
**CHADWELL**







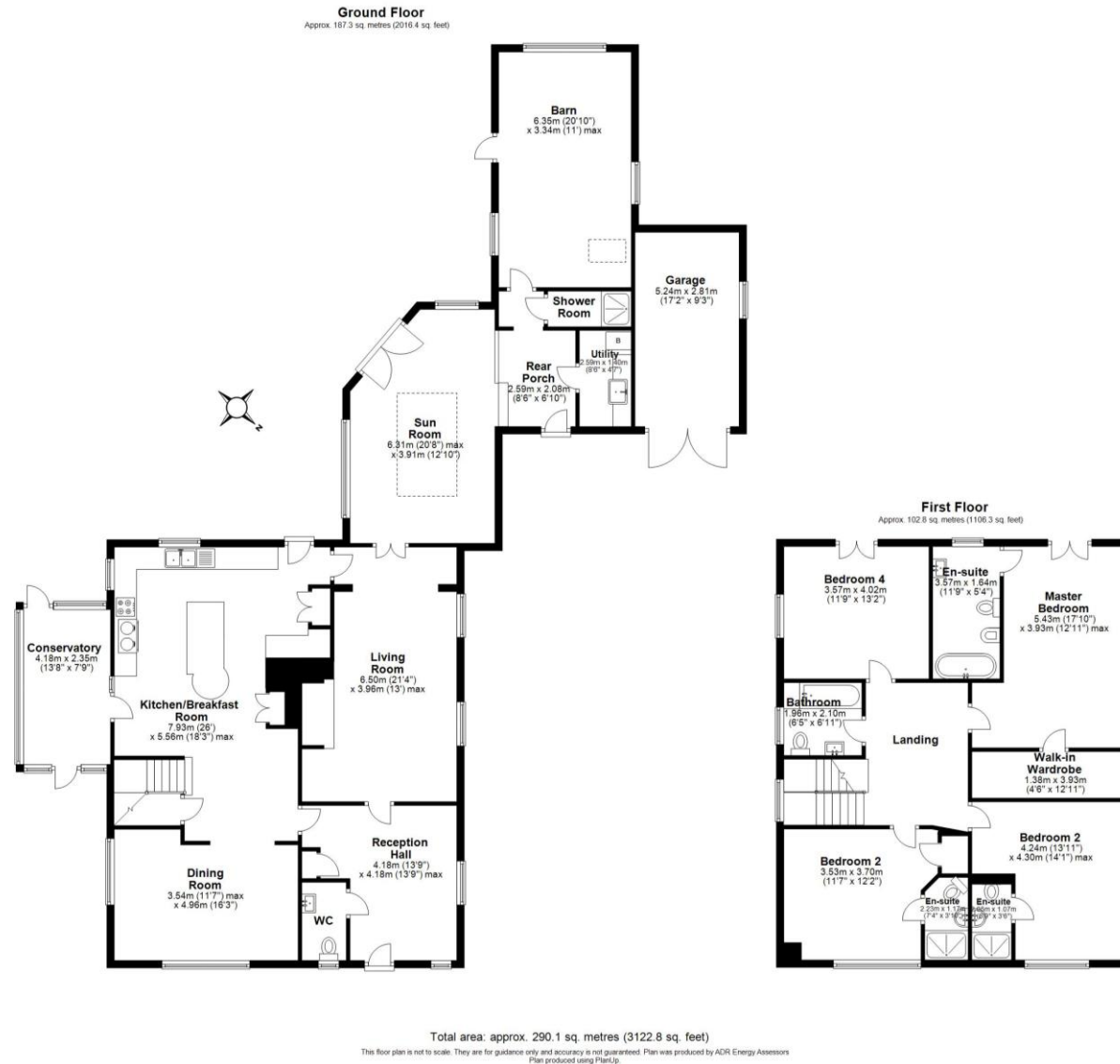
Clematis Cottage is attractively set on the edge of the unspoilt hamlet of Chadwell, situated between the popular villages of Scalford and Waltham on the Wolds both offering good amenities. The property is positioned on an elevated plot of approximately 0.4 of an acre, overlooking Chadwell Church to the front and open countryside to the side and rear.

This four bedroom, five bathroom good size character home has been tastefully extended including a Sunroom link to the adjoining barn providing an extra dimension of accommodation which could be utilised as either a separate annexe or home office. The main house offers a spacious entrance hall with cloakroom off, sitting room with multi fuel stove, sunroom with roof lantern, hand-built breakfast kitchen with AGA {AIMS control}, separate electric induction hob and twin oven, further dining room with multi fuel stove and a conservatory area. There is a utility and downstairs shower. The barn is currently being utilised as home office hobby room space. First floor has a spacious landing, master bedroom and two further bedrooms all having ensuite plus a family bathroom serving the fourth bedroom. The master and adjoining bedroom have a balcony taking in far reaching views over adjoining paddock land.

Approached by a private electric-gated driveway, leading to a large area of gravel parking in front of a single garage and EV charger. There are spacious areas of lawn to the front and rear, kitchen garden, Cedar greenhouse, sheds and workshop. Separate growing area with multiple raised beds, and a private South facing terrace.

The property has Ultrafast Fibre To The Premises {FTTP} broadband and 4kw solar panels with FIT earnings of £800 for 2022.

Priced competitively due to the owners having seen a property to purchase.



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