

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 half 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 modernised throughout by the current owners as well as having been previously 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 come dining room with roof lantern, hand-built breakfast kitchen with reconditioned AGA {AIMS control} and solid granite work tops which opens into a further open plan living area with multi fuel stove and a conservatory area/ self contained dog room.

There is a utility room and downstairs shower as you approach the barn . The barn is currently being utilised as home office hobby room space and could be easily re purposed into a self contained annex.

To the first floor is a spacious landing, master bedroom and dressing room 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 as well as sheds, workshop and private south facing extended terrace.

The property has Ultrafast Fibre To The Premises {FTTP} broadband and 4kw solar panels.

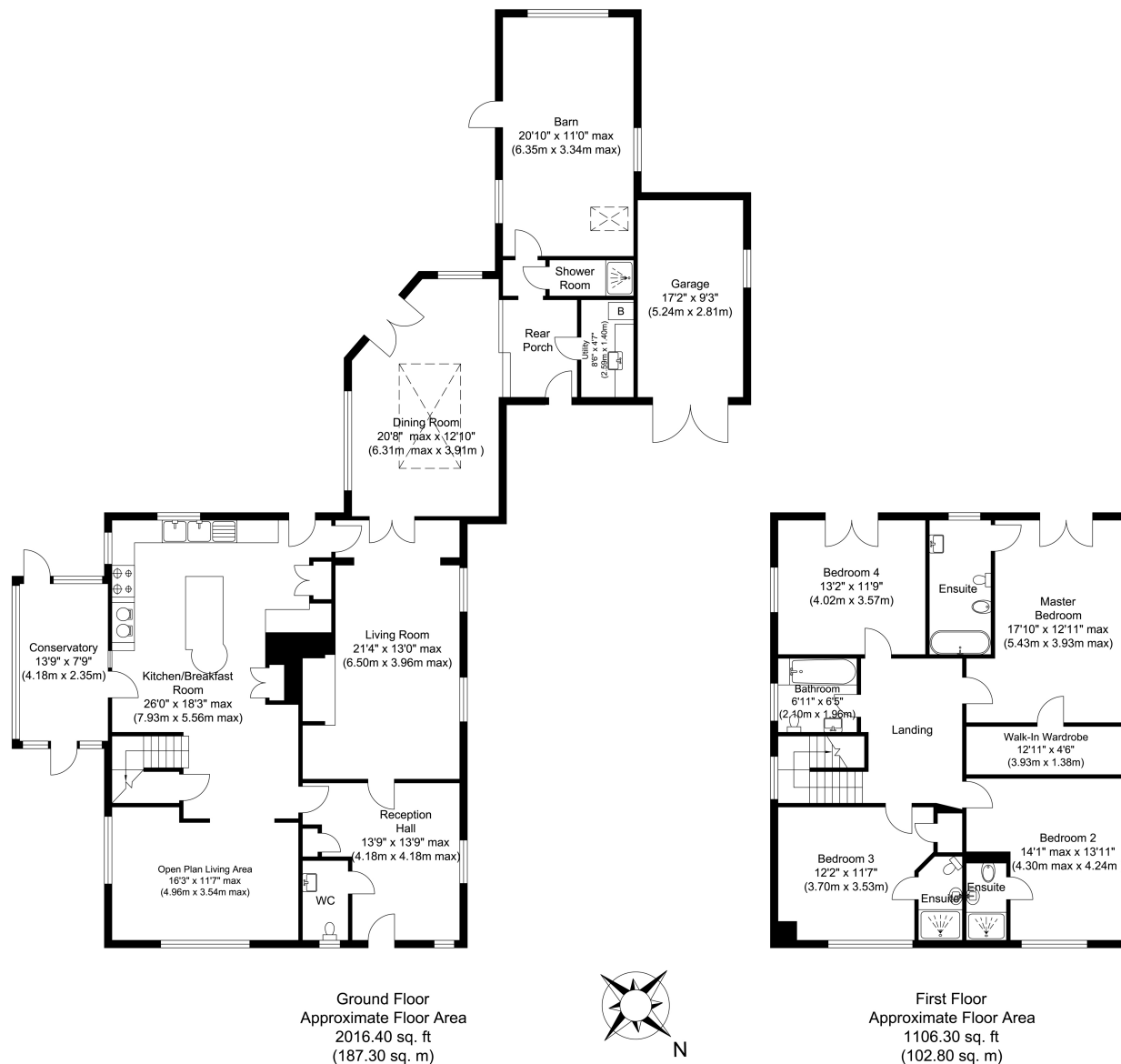


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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