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Sunrise Cottage, Greaves Lane, Ashford-In-The-Water, DE45 1QH

# Sunrise Cottage

Greaves Lane, Ashford-In-The-Water, DE45 1QH

A three bedroomed double fronted 'dressed limestone' cottage enviably positioned in the heart of Ashford in the Water with lovely rear views and delightful south facing garden. This immaculately presented cottage has been sympathetically modernised by the current owners and offers deceptively spacious accommodation arranged over two floors.

A panelled front door opens to a tiled entrance hall which provides access a lovely dining hall with solid oak flooring, window seat with storage beneath and original fireplace with woodburning stove. This attractive room enjoys a front facing aspect and stairs rise to the first floor landing. An oak latched door opens to the sitting room with stone built open fireplace, fitted book shelving and pleasant front facing aspect. At the heart of the property is a spacious dining kitchen with extensive range of Shaker style units with roll edge worktops. The integrated kitchen features oven with four burner induction hob, extractor hood and dishwasher. A Franke stainless steel sink and drainer is set adjacent to a rear facing window overlooking the charming rear garden. There is space for a family sized table and chairs, alcove space for fridge/freezer and further Shaker style pantry cupboard. An oak latched door provides access to a cloakroom and further utility cupboard with space and plumbing for washing machine and dryer. Accessed from the kitchen a panelled door opens to a broad rear porch and access to the garden.

From the dining hall stairs rise to the first floor landing with latched doors to all rooms and a convenient laundry cupboard which houses the central heating boiler. The master bedroom enjoys a front facing aspect with stylish panelling and feature cast iron fireplace. Bedroom two is a rear facing double bedroom with delightful aspect overlooking the garden and distant views of the surrounding countryside. In the corner of the room is a fitted cupboard. Bedroom three is currently utilised as a dressing room with extensive fitted wardrobe space on both sides of the room and en-suite shower room featuring low flush wc, wash basin, shower enclosure and heated towel rail. This room currently serves the master bedroom as a dressing room/en-suite however could easily be used as a third bedroom. The family bathroom comprises a white suite consisting of bath with chrome shower attachment, low flush wc and pedestal wash hand basin, this fully tiled room features fitted wall mounted storage and rear facing frosted glass windows.

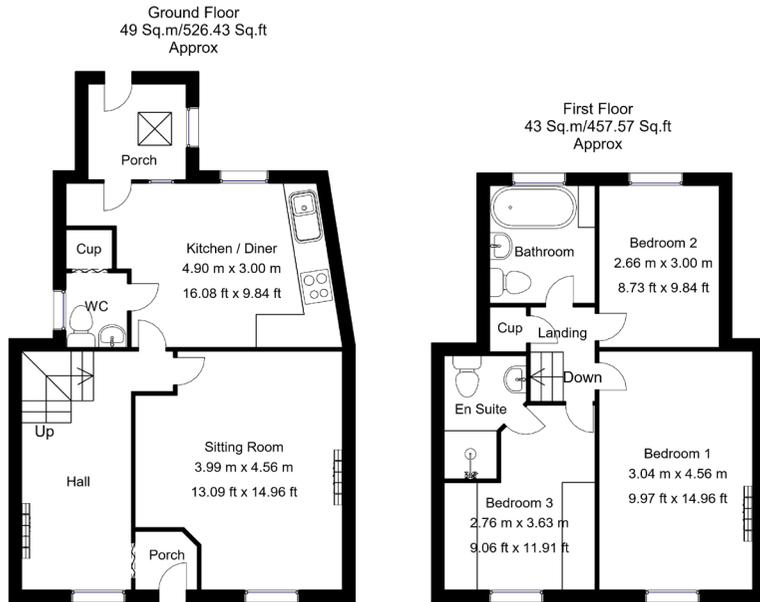
Outside, to the rear of the property is a beautifully maintained south facing cottage garden featuring well stocked mature borders, patio area and stone chipped seating areas. A delightful apple tree sits in the centre of the garden and a pedestrian gate provides access down the side of the property. The garden features an area for bin storage and a timber shed is included in the sale.



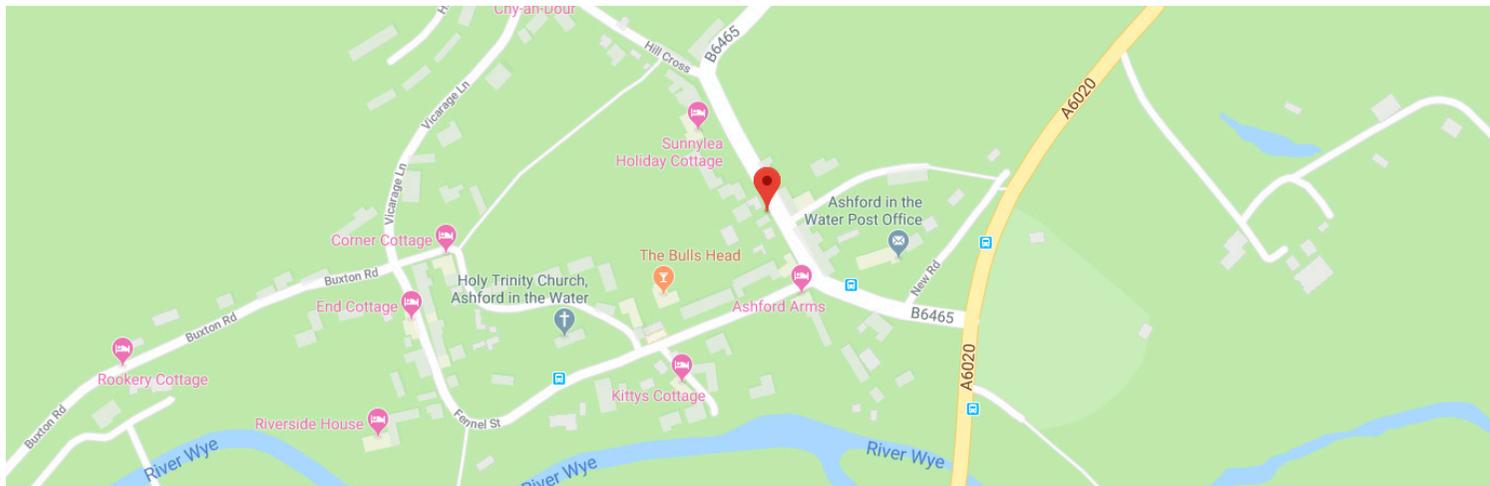


- Three bedroomed cottage in the picturesque village of Ashford in the Water
- Sitting room with open fireplace
- Spacious dining kitchen
- Downstairs wc with utility cupboard
- Broad rear porch
- Dining hall with solid oak flooring and wood burning stove
- Two generous double bedrooms
- Further en-suite single bedroom
- Family bathroom
- Delightful south facing landscaped garden





Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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