





11 Abbotsley Country Homes, Drewells Lane, Eynesbury Hardwicke PE19 6XF

Offers in Excess of £240,000

- A beautifully presented NORWEGIAN LOG cabin for sale within this highly desirable gated development.
- AVAILABLE TO PURCHASE AS A SECOND HOME.
- THREE BEDROOMS WITH EN-SUITE TO MASTER.
- Situated amongst stunning landscaping.

- A development of only 20 Lodges situated in 6 acres of Countryside.
- Large open plan reception room, high quality kitchen with integrated appliances.
- OFFERED FULLY FURNISHED.

Ground Floor

Entrance door and side panel window to

Entrance Hall

3.55m x 2.16m (11' 8" x 7' 1"). Tiled floor with electric underfloor heating. Door to

Open plan Living Area with Kitchen

6.21m x 6.04m (20' 4" x 19' 10"). Double glazed windows to front, side and rear aspect offering open views and Sliding double glazed patio doors leading out to the South facing decked Veranda overlooking Woodland.

Feature marble fireplace with fitted electric fire, television point, underfloor heating, wall mounted thermostat.

Kitchen Area

A luxury fitted kitchen with inset single drainer sink unit, cupboards under. A comprehensive range of base and wall mounted cupboards incorporating drawer units, offering ample storage space with granite worksurface over, tiled splashback surrounds. A range of integrated appliances to included fridge freezer, dishwasher, and electric oven and hob with extractor fan over. Tiled floor with underfloor heating.

Inner Hall

Tiled floor with underfloor heating, wall mounted heating thermostat, doors leading off to Bedrooms, Bathroom and Utility Room.

Utility Room

2.17m x 2.05m (7' 1" x 6' 9"). Door to front aspect, built in wall mounted storage cupboard, and built in larder units, plumbing for automatic washing, space for tumble dryer, extractor fan.

Bedroom One

3.70m x 3.72m (12' 2" x 12' 2") plus depth of wardrobes. Double glazed window to rear aspect offering open views, fitted mirror fronted sliding door wardrobes to recess area offering ample hanging and shelved storage space, fitted high level storage cupboards, television point, wall mounted dimplex electric radiator, television point. Door to En-Suite.

En-Suite

2.19m x 2.07m (7' 2" x 6' 9"). Double glazed window to front aspect. A luxury fitted three piece suite comprising of low level WC, pedestal wash hand basin with vanity mirror, light over, fully tiled walk in large shower cubicle, tiled splash back surrounds, tiled floor, shaver point, extractor fan, sunken halogen spot lights to ceiling, wall mounted electric heated towel rail.

Bedroom Two

3.70m x 2.58m (12' 2" x 8' 6"). Double glazed window to rear aspect offering open views, wall mounted Dimplex electric radiator.

Bedroom Three / Study

3.76m x 2.35m (12' 4" x 7' 9"). Double glazed window to rear aspect offering open views, wall mounted Dimplex electric radiator.

Bathroom

2.24m x 2.03m (7' 4" x 6' 8"). Double glazed window to front aspect, luxury fitted white suite comprising of low level WC, pedestal wash hand basin with vanity mirror and light over, side panelled bath with shower over, tiled floor, tiled splash back surrounds, shaver point, extractor fan, sunken halogen spot lighting to ceiling, wall mounted electric heated towel rail.

Outside

There is an attractive South facing, partially covered, decked, wrap round veranda area with balustrades which overlooks the Woodland, outside lighting to the front and side. The cabin is situated on a private corner plot amidst stunning landscaped grounds. There is gravel off road parking for two vehicles

Agents Notes

LEASEHOLD - 125 year Lease from 2003.

GROUND RENT - £1300 per annum

SERVICE CHARGE - £1600 per annum

