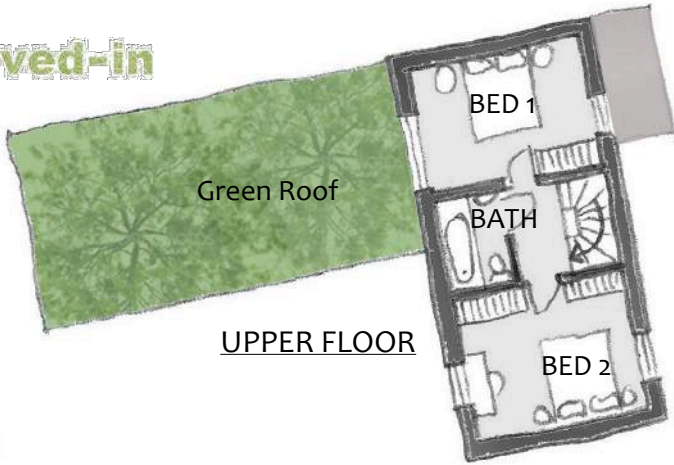


Lived-in



UPPER FLOOR

Lower Orchard House

3 Bed detached House set over 2 floors



GROUND FLOOR & GARDEN

GROUND FLOOR: 73.5 sqM [790 sq ft]

Kitchen/Dine: 4.75m x 4.10m (15'7" x 13'5")

Living: 5.27m x 4.00m (17'3" x 13'1")

Bedroom 3: 3.40 x 4.00m (11'2" x 13'1")

Hall: 2.60m x 4.30m (14'1" x 8'6")

WC: 1.25m x 2.35m (7'9" x 4'1")

Utility: 1.25m x 1.80m (5'11" x 4'1")

Store: 3.63m x 2.85m (11'11" x 9'4")

Garden: 45.2m x 16.0m (148'3" x 52'6")

UPPER FLOOR: 36.5 sqM [395 sq ft]

Bedroom 1: 4.10m x 3.05m (13'5" x 10'0")

Bedroom 2: 4.10 x 3.34m (13'5" x 11'0")

Bathroom: 2.20m x 1.55m (7'3" x 5'1")

TOTAL AREA: 110 sqM [1,185 sq ft]

[all dimensions are approximate]



Lower Orchard House

Guide price for Plot **£180,000**

estimated Build Cost £227,000

we can provide a QS estimated build cost report - please ask for details

A rare opportunity to have your own home built, with all the benefits of being able to choose how you would like it fitted out and finished, along with the potential cost-savings .

Detached
3 Bedroom house
1 upper bathroom
+ downstairs WC + shower
Ample off-street parking

very low energy
wood-burning stove
outside storage for bins and bicycles
good-sized south-facing garden with views
integrated into existing community

