



3 "Coombe Warren", Coombe Abbey Country Park



Cadman Homes
Residential Sales, Lettings & Property Management

Number 3 has been created out of a former pigsty, a barn and two cart sheds. It has designated double parking space as well as access to an extensive hardstanding providing additional space for many vehicles of varying type. Number 3 also has gated (pedestrian and vehicular) access from the driveway via close-board timber gates. [Note – this access is for all the homes, not specifically for no.3]

The property is entered via either the kitchen door or the door into the lobby. The floors are tiled throughout, and underfloor heating extends to all rooms. In addition to mains water, harvested rainwater is provided to the WCs.

The ancient oak timbers have been analysed by dendrochronology and the results from the tree-rings indicate the older timbers were reused from earlier buildings for the construction of these farm buildings between 1821 and 1860.

The report concluded two of the beams in No 3 had been felled in the early 1500s.



Lobby

Two windows allow plenty of natural light. Three doors open onto the kitchen/breakfast room, the bathroom and the living room. There is a storage area above the bathroom which houses the mechanical ventilation and heat recovery unit.

Kitchen/diner

A good size kitchen has been created by making imaginative use of the old pigsty and using its original openings to provide plenty of natural light. There is extensive base level storage including a peninsular unit with range of drawers and cupboards beneath.

There is also a double 'Belfast' sink and 2-ring induction hob, slim-line dishwasher, a built-in eye-level double oven/grill and space for an American style fridge/freezer.

A vaulted ceiling gives an additional feeling of space and an ancient oak beam runs from front to back. There is a seating/breakfast area and a hidden utility area which has shelves and accommodates the equipment for space and water heating and has room for a washing machine.

A door leads directly to the paved and cobbled courtyard and gardens.

Bathroom

With shower cubicle, ¾ bath, WC and sink set into a vanity unit. Fully tiled walls and floor, recessed spotlights.

Living Room

The large living room is inviting: two floor-to-ceiling windows, one looks towards the courtyard and you can step through to the small enclosed garden; the other looks towards the entrance drive and across the Deer Park.

Ancient oak beams support the vaulted ceiling. A free-standing Clearview (multi-fuel) oven stove provides a focal point for a comfortable seating area. There is a coat cupboard as well as a large floor-to-ceiling unit providing plenty of storage.

Access to bedrooms and a WC

is via a short corridor with LED skirting lights. The WC is not just a WC and washbasin – it is a mini-bathroom with waterproof floor and a hand-held bidet.

Main Bedroom

The windows of the double bedroom overlook a small lawn, flower beds and the courtyard. The room includes a ceiling-height fitted wardrobe.

Bedroom 2

The smaller bedroom comfortably accommodates a single bed and a suite of furniture. Its windows overlook the small, enclosed garden and the courtyard.

A storage area is located above the 'mini bathroom'. Of note: The original construction cuts and the holes for the wooden pegs can be seen in the ancient oak beam which was recycled to build the cart shed.

"Planet friendly" and practical

Windows are either double or triple-glazed. A mechanical heat recovery and ventilation system extracts damp air from the kitchen, bathroom and the separate WC and provides fresh air to all rooms.

Heating and hot water is provided by an air source heat pump, augmented by solar thermal panel(s) on roofs. In addition to mains water, harvested rainwater is provided to the WCs.



Outside

With direct access from the hallway and kitchen to the shared courtyard and large, restored "Messenger & Co". greenhouse, with gated access to the parking area.

The shared grounds have an extensive organic vegetable plot, fruit trees, hen house, small Keder greenhouse, wildlife pond and small area of woodland. The shared courtyard has four barns, a cycle shed, wood store and outdoor toilet. A barn is allocated to each house.

Agents' Note

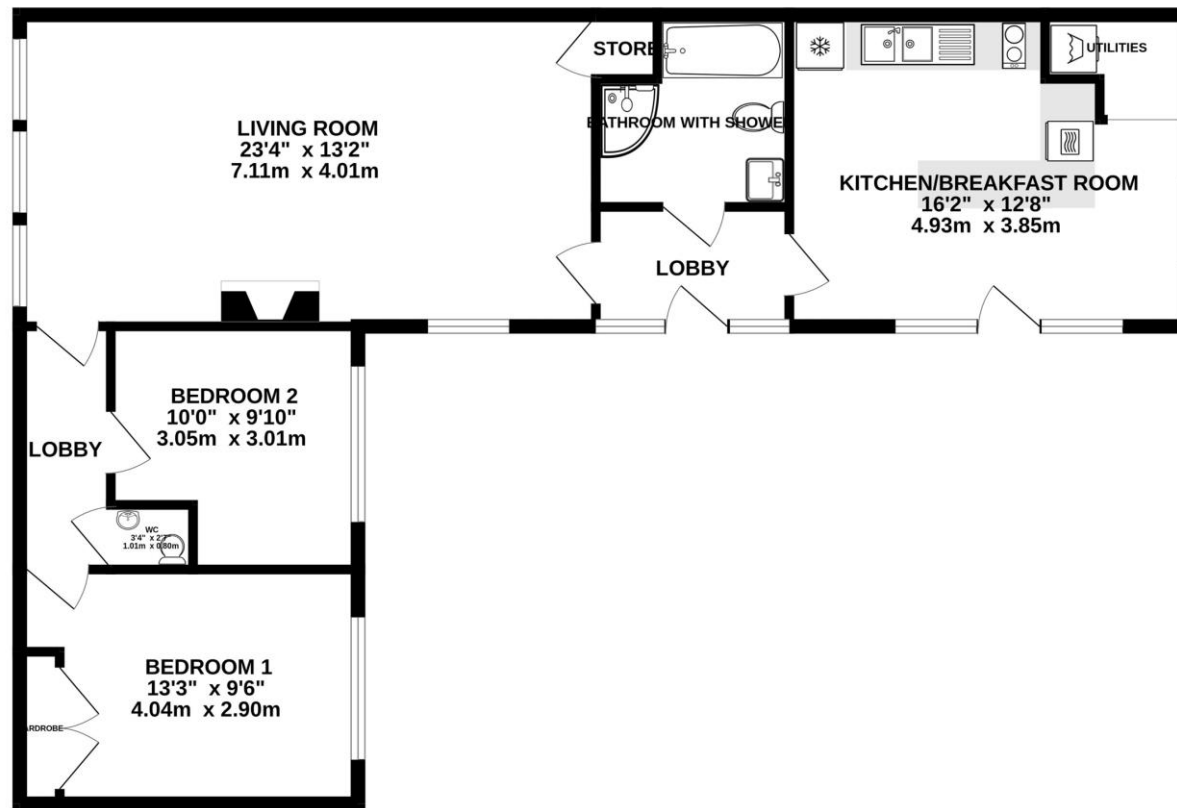
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GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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