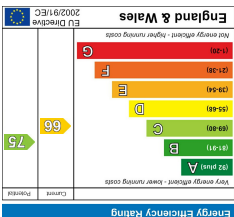
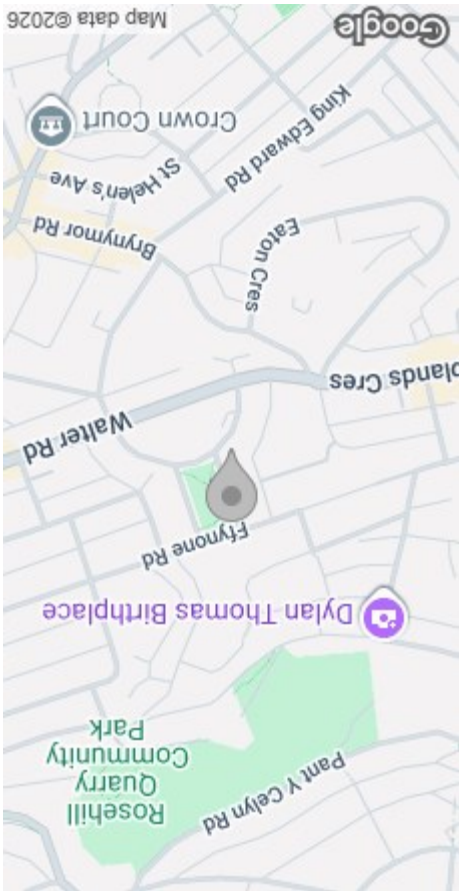


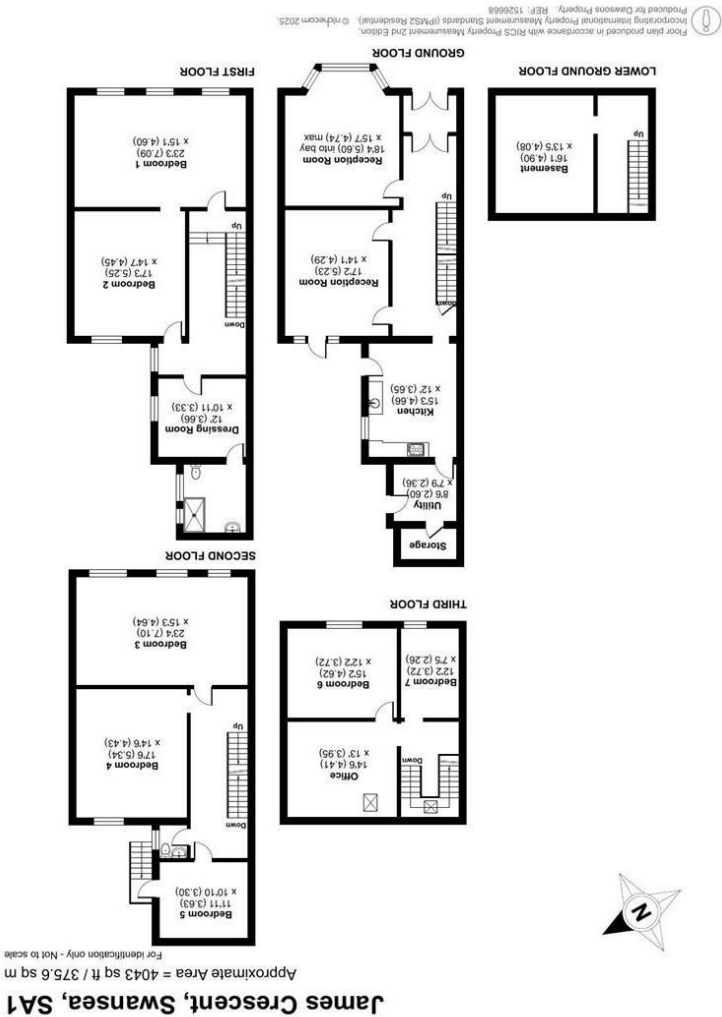
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Dawsons are delighted to present this distinctive Grade II listed Victorian residence, dating back to 1870 and occupying a sought-after position within a designated Conservation Area.

Arranged over five floors, including a substantial basement on the lower ground floor, this impressive period property offers seven bedrooms and two reception rooms, providing extensive and versatile accommodation. The residence retains a wealth of original character, with high ceilings, original flooring and period features that reflect the architectural charm and heritage of the Victorian era.

Further accommodation includes a first-floor shower room, a dedicated office and a utility room, adding practicality to this substantial historic home.

The garden holds a particularly intriguing feature, with two air raid shelters providing a fascinating link to the past and setting this property apart from more conventional homes.

Combining Victorian elegance, historic significance and an abundance of character, this is a rare opportunity to acquire a substantial Grade II listed residence with a truly individual identity.

Viewing is highly recommended to appreciate the scale, period detailing and unique features of this remarkable property.

FULL DESCRIPTION

Ground Floor

Entrance Porch

Hallway

Reception 1

18'4" (into bay) x 15'6" (max) (5.60m (into bay) x 4.74m (max))

Reception 2

17'1" x 14'0" (5.23m x 4.29m)

Kitchen

15'3" x 11'11" (4.66m x 3.65m)

Utility

8'6" x 7'8" (2.60m x 2.36m)

Storage

Lower Ground Floor

Basement

16'0" x 13'4" (4.90m x 4.08m)

First Floor

Landing



Reception 3

23'3" x 15'1" (7.09m x 4.60m)

Reception 4

17'2" x 14'7" (5.25m x 4.45m)

Bedroom 5

12'0" x 10'11" (3.66m x 3.33m)

En-Suite Shower Room

Second Floor

Landing

Bedroom 1

23'3" x 15'2" (7.10m x 4.64m)

Bedroom 2

17'6" x 14'6" (5.34m x 4.43m)

W.C

Bedroom 4

11'10" x 10'9" (3.63m x 3.30m)

Third Floor

Bedroom 3

15'1" x 12'2" (4.62m x 3.72m)

Bedroom 6

12'2" x 7'6" (3.72m x 2.30m)

Bedroom 7

14'5" x 12'11" (4.41m x 3.95m)

External

Front Garden

Enclosed Rear Courtyard

Tenure - Freehold

Council Tax Band - F

EPC-D

Services

Mains Gas & Electric
Mains Sewerage

Water: Metered

"Broadband – The current supplier is (Zen). The broadband type is Fibre

"Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

N.B

Please note that this property is a Grade 2 listed building and it is in a conservation area.

