



Letter Box Lane, Askett

Offers Over £850,000

 **TIM RUSS**
& Company



Letter Box Lane

Askett

Set along an attractive lane in one of the area's most desirable villages, this beautifully presented chalet-style home offers a rare combination of charm, space, and adaptability. From the moment you step into the spacious hallway with its warm parquet flooring, there's a sense of comfort and character that continues throughout the home.

The ground floor is wonderfully flexible, featuring a light-filled sitting room and French doors opening onto the garden — the perfect spot to relax or entertain. There is a separate dining room and additional front-facing bedroom/family room which enjoys a large bay window, while the country-style kitchen offers space to dine and connects conveniently to a study via a side passage. A family bathroom and cloakroom complete the downstairs accommodation.

Upstairs, two bedrooms enjoy lovely natural light, with one offering dual-aspect views and the other benefiting from a stylish en-suite shower room — ideal for guests or growing families.

Outside, the gardens are a true haven of privacy, with mature hedging, lawned areas, a paved terrace for al fresco dining, and space for pottering with a shed and greenhouse. The gated, gravelled carriage driveway provides a striking entrance and easy access to two garages, framed by a central lawn and ornamental trees. Planning permission was granted in 2024 to convert one of the garages into a further large reception room.

This is a home that welcomes you in and invites you to stay — beautifully balanced for modern life, yet full of warmth and timeless appeal.



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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

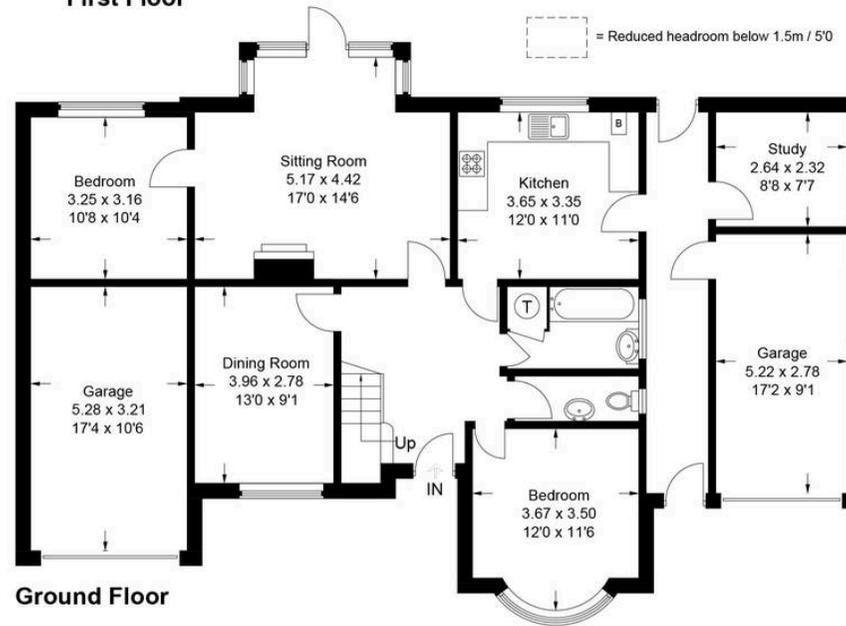
- Attractive Village Location
- No Onward Chain
- Three Reception Rooms
- Ground Floor Bathroom & First Floor Shower Room
- Generous & Secluded Gardens
- Kitchen
- Two Garages







First Floor



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 102.5 sq m / 1,103 sq ft
 First Floor = 40.7 sq m / 438 sq ft
 Garages = 31.0 sq m / 334 sq ft
 Total = 174.2 sq m / 1,875 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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