



Rectory Farm, Epwell

Guide Price £800,000



We are delighted to present to the market this impressive and beautifully presented four-bedroom detached bungalow, peacefully set within the grounds of a working farm and enjoying a wonderful rural setting. Offered for sale with **no onward chain**, the property combines generous, versatile accommodation with far-reaching farm/countryside views.

From the moment you step inside, the bright and airy feel of the property is immediately apparent, with the accommodation thoughtfully arranged to make the most of the natural light and surrounding views. The open-plan kitchen and breakfast room provides a fantastic social space. A separate utility room sits conveniently away from the main living areas.

The impressive open-plan living and dining room is a real feature of the home, with plenty of space for both relaxing and entertaining. A log burner creates a warm and inviting focal point, while sliding doors open directly onto the spacious decking, making it easy to enjoy the surrounding countryside. The hallway leads to four generous double bedrooms and the family bathroom. The spacious principal bedroom benefits from its own ensuite bathroom.

Outside, the property enjoys a substantial wrap-around garden, beautifully enclosed by mature trees and established borders to create privacy. The panoramic countryside views provide a stunning backdrop, while the extensive decking offers the perfect place to sit. To the front, there is a generous driveway providing ample off-road parking.

A rare opportunity to enjoy a peaceful rural lifestyle within easy reach of local amenities, this attractive bungalow offers excellent space, privacy and versatility, all within a truly beautiful countryside setting.

Tenure: Freehold

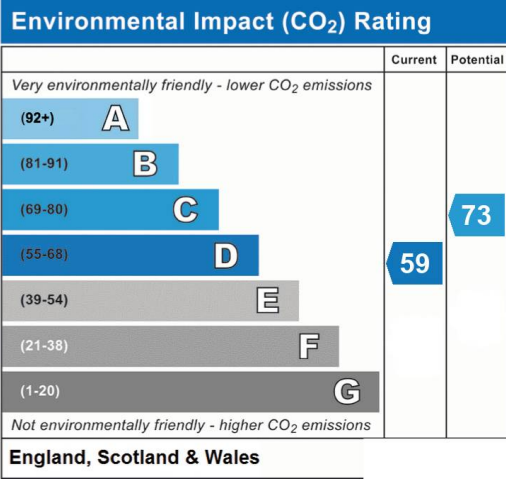
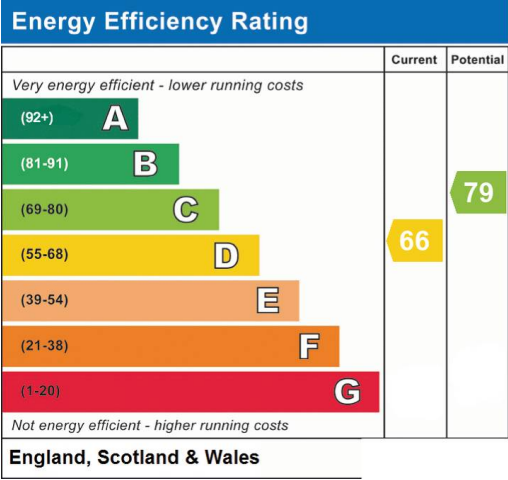
EPC: D

Council Tax Band: D

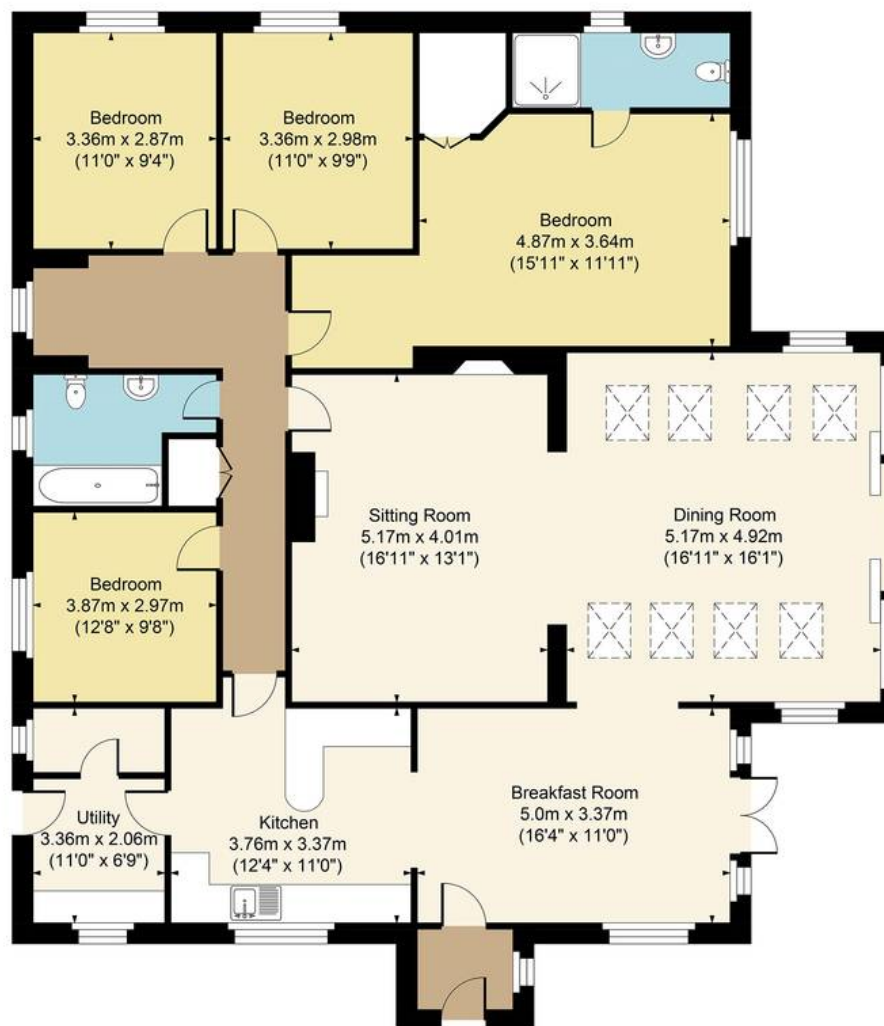
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Main House Approx. Gross Internal Area:- 167.22 sq.m. 1800 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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