



**River Lime House Blackwater Mews, Steeple SOUTHMINSTER CM0 7LX**



**welcome to**

**River Lime House Blackwater Mews, Steeple SOUTHMINSTER**

**\*\* GUIDE PRICE £425,000 - £450,000 \*\* STUNNING COUNTRYSIDE VIEWS.** This well presented LINKED DETACHED FIVE BEDROOM THREE BATHROOM home, set over three floors, occupying an ENVIABLE POSITION BACKING ONTO FARMLAND within the picturesque village of Steeple, further benefits from GARAGE & CARPORT.



### **Entrance Porch**

Covered porch area, part glazed composite front door leading to:-

### **Entrance Hall**

Double glazed PVC window to side.

### **Cloakroom**

Part tiled with low level WC, floating basin with storage, heated towel rail, double glazed UPVC window to rear.

### **Lounge**

17' 4" x 10' 2" Plus Recess ( 5.28m x 3.10m Plus Recess )  
Double glazed UPVC window rear, radiator, French doors leading to garden, open wood burner fireplace with surround.

### **Dining Room**

10' 3" x 7' 11" ( 3.12m x 2.41m )  
Double glazed UPVC window to front, radiator.

### **Kitchen**

9' 8" x 9' 8" ( 2.95m x 2.95m )  
Double glazed UPVC window to rear, radiator, UPVC door leading to garden. Kitchen comprising of a combination of wall and base units, one and half bowl sink set in roll top surfaces, integrated hob on kitchen island, integrated fridge freezer, dishwasher and oven.

### **Utility Room**

9' 6" Max x 6' 1" ( 2.90m Max x 1.85m )  
Comprising of wall units, in set sink on laminated roll top surfaces, double glazed UPVC window to front and radiator.

## **First Floor**

### **Landing**

Double glazed UPVC window overlooking fields, airing cupboard, carpeted and radiator.

### **Bedroom One**

15' 7" x 10' 4" ( 4.75m x 3.15m )  
Double glazed UPVC window to rear, balcony with French doors, radiator, built in wardrobes, door leading to:-

### **Ensuite**

Fully tiled, white suite comprising of walk in shower, low level WC and floating basin.

### **Bedroom Two**

11' 1" x 9' 11" Plus Recess ( 3.38m x 3.02m Plus Recess )  
Dual aspect double UPVC windows to front and rear, radiator.

### **Bedroom Three**

10' 1" Plus Recess x 7' 5" ( 3.07m Plus Recess x 2.26m )  
Double glazed UPVC window to front, radiator.

### **Bedroom Four**

10' 4" x 6' 6" ( 3.15m x 1.98m )  
UPVC window to front, radiator

### **Bathroom**

Tiled walls, three piece white suite comprising of low level WC, shower over bath, floating hand basin, UPVC window to rear.

## **Second Floor**

### **Bedroom Five**

19' x 9' 8" ( 5.79m x 2.95m )  
Fitted wardrobes, skylight windows, door leading to:-

### **Ensuite**

Three piece suite, heated towel rail, panel bath and skylight.

### **Outside**

### **Rear Garden**

Indian sandstone patio, laid to lawn with mature shrub borders and flower beds, overlooking fields, pergola, low rear fence.

### **Parking**

Driveway / carport



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## River Lime House Blackwater Mews, Steeple SOUTHMINSTER

- Stunning Views to Rear
- Bathroom and Two Ensuities
- Quiet Cul-De-Sac Location
- Air Source Heat Pump being Installed
- Garage & Carport

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£425,000 - £450,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLN104847 - 0006

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