

### 3 The Stables

Guide Price £575,000  
(other fees apply)



*It can only be Audley.*



This property has a unique blend of character and contemporary living with this beautifully presented two-bedroom period home, thoughtfully converted from part of a charming stable block.

Rich in original features, the property offers a distinctive sense of history while delivering modern comfort, including two stylish bathrooms and a bright, open-plan lounge and kitchen, perfect for both relaxing and entertaining. Exposed details and timeless architectural elements create a warm, inviting atmosphere, making this an exceptional opportunity to own a home that truly stands out.

### Key Features

- Close to village amenities
- En suite shower room in the main bedroom, and a guest bathroom
- Patio area to rear
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washing machine
- Period features throughout
- Permitted allocated parking space

### Fees

Monthly Management Fee: £1,226.13

Annual ground rent: £500

Parking: No parking fees apply

Council Tax Band: F

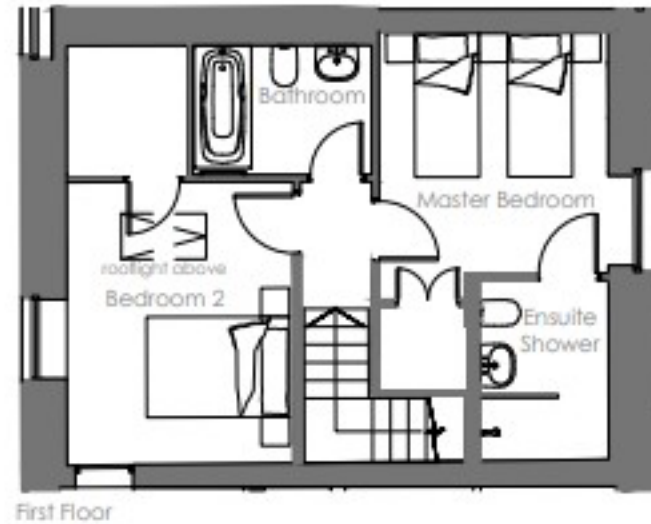
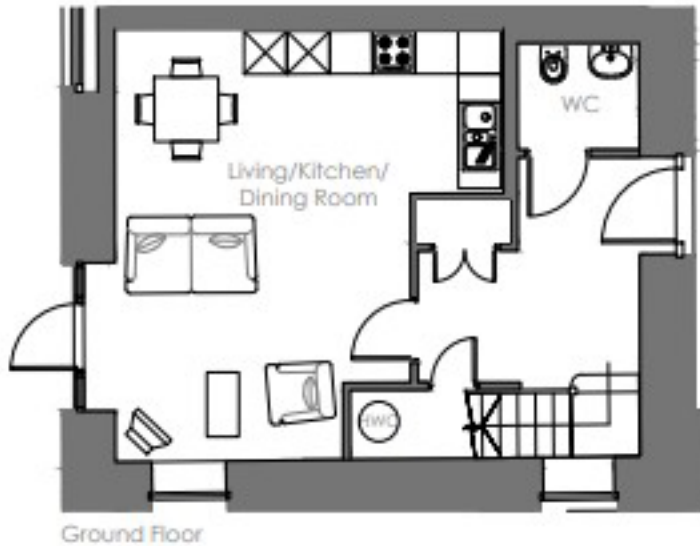
**Tenure:** Leasehold

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. 1% per year or part-year up to a maximum of 15 years (15%).

Viewing by appointment with the sales office.

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Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Furniture shown to illustrate possible room layouts and not included in sale.

Score	Energy rating	Current	Potential
2+	A		
1-91	B		89 B
9-80	C	77 C	
5-68	D		
9-54	E		
1-38	F		
-20	G		

Internal Measurements	Metric (m)	Imperial (ft)
Living room / Dining room / Kitchen	6.03 x 4.14	19'9" x 13'7"
Main Bedroom	3.38 X 3.21	11'1" X 10'6"
Bedroom two	3.95 X 3.17	12'11" x 10'5"

