

## **Spinney View, Main Street, Oldcotes**



**Asking Price Of £500,000**

An exceptional four bedroom detached bungalow, having undergone a comprehensive renovation and finished to an impressive standard throughout, occupying a truly enviable position within this highly desirable location. Combining generous and beautifully appointed accommodation with a wonderful semi-rural setting, this outstanding home offers the perfect balance of modern family living, entertaining space and picturesque countryside surroundings.

From the moment you approach the property, it is clear that this is a home with something rather special to offer. Positioned behind attractive stone walls and gated access, there is generous off-road parking providing excellent practicality for a family and visitors alike. The property enjoys a lovely sense of privacy, whilst the surrounding countryside and open aspect create an exceptionally pleasant environment.

Internally, the property has been fully renovated and thoughtfully redesigned, creating a stylish, contemporary and highly versatile home which is ready for immediate occupation. The accommodation is particularly impressive, with spacious rooms, quality fixtures and fittings and an abundance of natural light throughout.

Upon entering, the generous reception hallway immediately sets the tone for the remainder of the property. Spacious and welcoming, the hallway provides access to the principal accommodation and benefits from useful storage facilities together with a stylish guest cloakroom, ideal for family life and entertaining.

The real heart of this superb home is the impressive open plan dining breakfast kitchen, designed to provide a fabulous space for both everyday family life and entertaining.

The kitchen has been newly installed and features an attractive shaker-style design, offering an excellent range of wall and base units complemented by striking marble-effect work surfaces. Integrated appliances are seamlessly incorporated, while the overall finish provides a stylish yet timeless appearance.

The kitchen opens naturally into the generous dining area, creating a wonderful social space where family and friends can gather. Velux roof windows introduce additional natural light from above, enhancing the feeling of space and creating a bright and airy environment.

The accommodation flows effortlessly into the adjoining family room/snug, creating an impressive open-plan living arrangement with large bi-fold doors provide a superb connection to the rear garden and extensive paved entertaining terrace. During warmer months, these doors can be opened to create an almost seamless transition between the interior and exterior, making this an outstanding space for summer entertaining, family gatherings and relaxed everyday living.

The combination of the newly fitted kitchen, dining area and family room creates a genuinely impressive focal point to the home and is certain to become the room in which much of family life takes place.

There is also a separate and generous sitting room, enjoying a fabulous outlook and further benefiting from bi-fold doors, allowing plenty of natural light and providing another direct connection with the gardens and surrounding setting.

The sleeping accommodation is equally impressive, with a generous principal bedroom providing a peaceful retreat and enjoying the benefit of a stylish en-suite shower room.

There are then three further bedrooms, all offering excellent flexibility and making the property particularly well suited to modern family life. The additional bedrooms could accommodate children, guests, home offices or hobbies depending upon individual requirements.

The bedrooms are served by an impressive four-piece family bathroom, providing a generous suite and completing the excellent bathroom provision within the property.

With the principal bedroom enjoying its own en-suite, together with the family bathroom and guest cloakroom, the property provides a very practical arrangement for a busy household.



The external space is every bit as impressive as the accommodation. The property occupies a delightful position with stone boundary walls, gated access and extensive parking to the front, providing excellent practicality for families and visitors.

To the rear is a particularly attractive and generous garden, designed with entertaining and enjoyment in mind. A large paved seating and entertaining terrace immediately adjoining the property provides the perfect space for outdoor dining, summer entertaining and relaxing in the sunshine.

Beyond this is a substantial lawned garden, surrounded by established greenery and enjoying an enviable sense of privacy. Steps lead down towards an idyllic stream, where ducks and other wildlife can regularly be enjoyed, creating an unusually tranquil and picturesque setting.

Across the stream, the outlook opens beautifully onto open countryside, giving the property a wonderfully rural feel while still being conveniently positioned for everyday amenities. The combination of the landscaped gardens, running water, wildlife and uninterrupted countryside outlook creates a truly special outdoor environment.

Situated in the sought-after village of Oldcotes, the property enjoys a peaceful countryside setting whilst remaining conveniently placed for the amenities and facilities available in the surrounding villages and nearby towns. The area is particularly appealing to those looking for a quieter lifestyle, with attractive countryside, walks and open spaces close at hand.



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#### DISCLAIMER

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Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

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Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

#### OFFER PROCEDURE

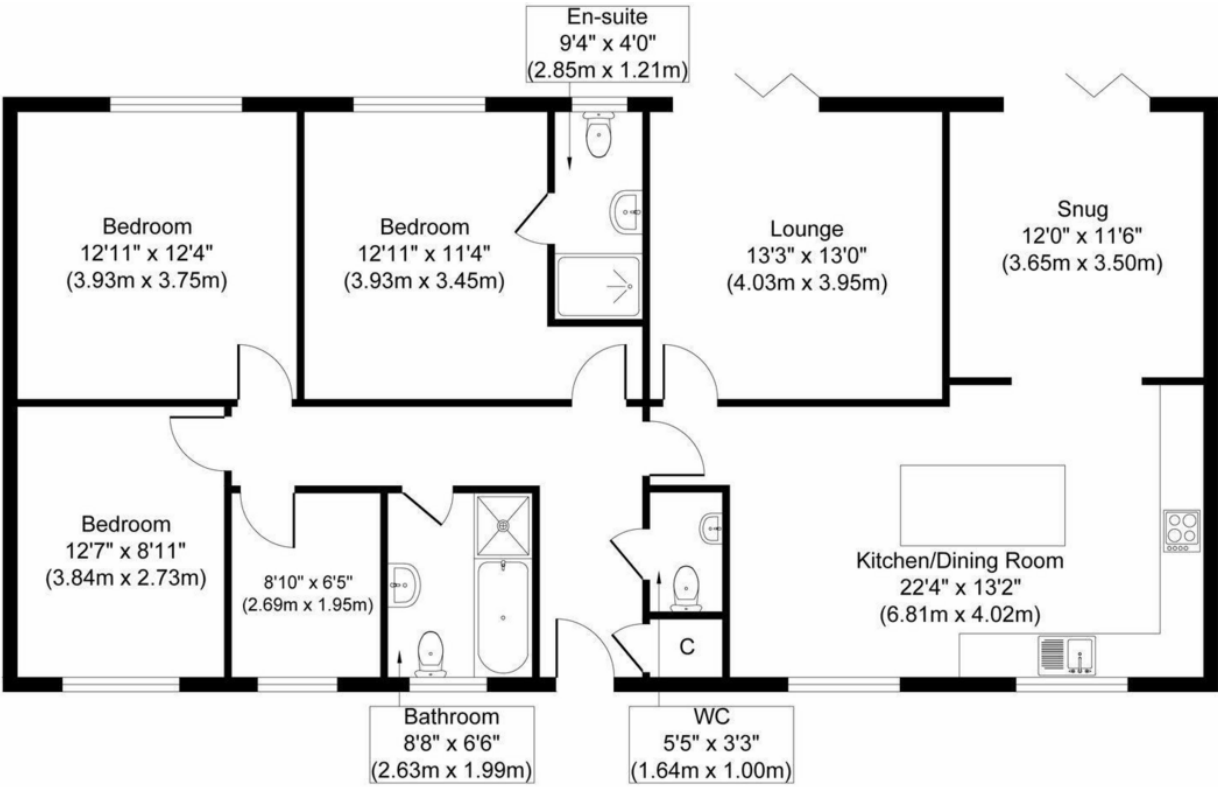
To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

#### LOCATION MAP

ENERGY PERFORMANCE GRAPHS

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FLOOR PLAN



**Approximate Floor Area**  
**1367 sq. ft**  
**(126.96 sq. m)**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.