Chequers Hill, Bough Beech - TN8 7PD

Guide Price **£1,000,000 - £1,100,000**

bracketts est. 1828

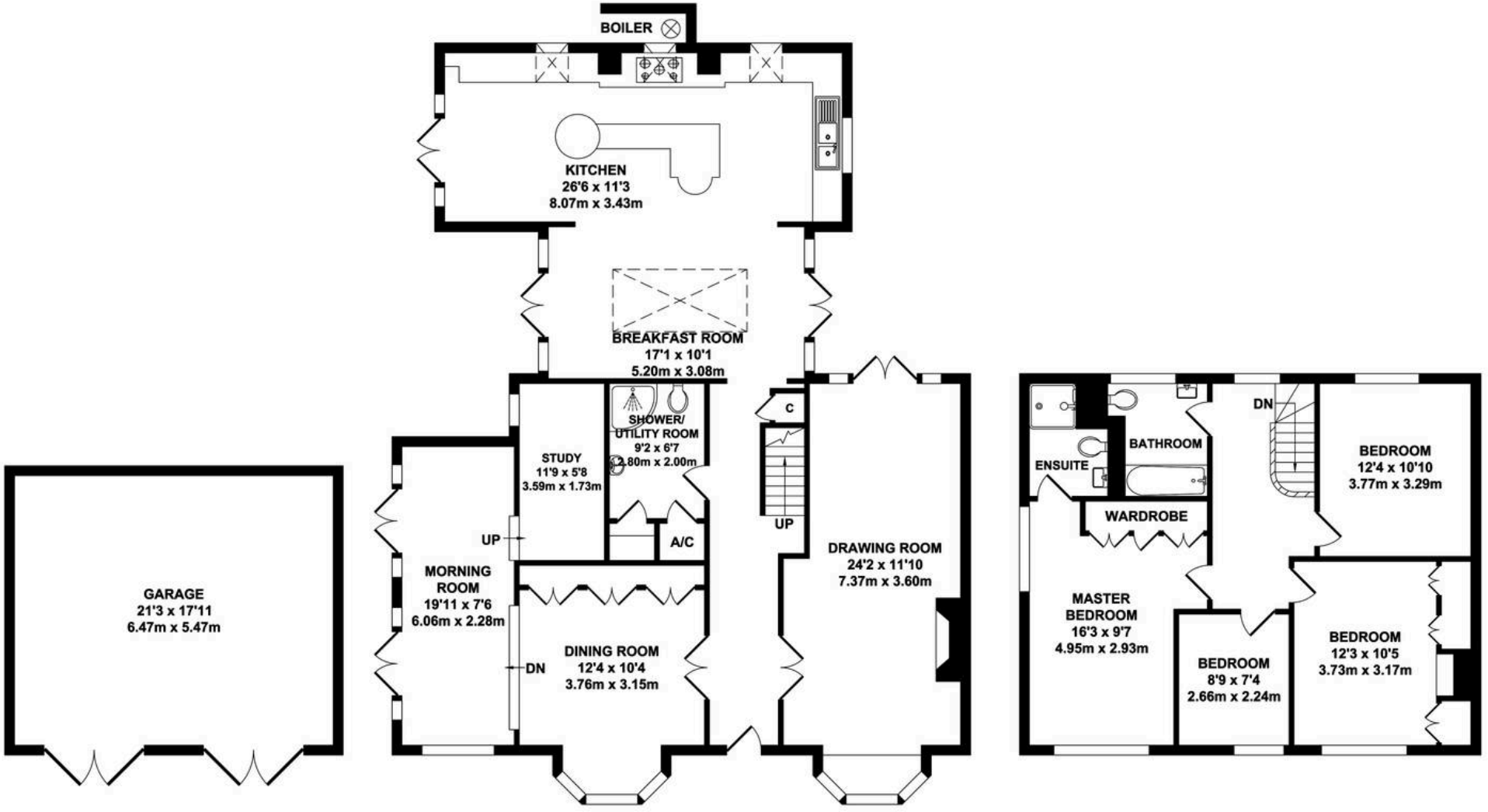
Bracketts are delighted to offer for sale this exceptional family home, formerly an inn, beautifully combining period charm with contemporary living. The property has been comprehensively modernised and sympathetically extended, showcasing high-quality fittings and elegant design throughout.
At the heart of the home is the stunning open-plan kitchen/breakfast room, thoughtfully designed for both everyday living and entertaining. It features an extensive range of granite work surfaces, a central island with integrated storage, an American-style fridge/freezer, Rangemaster five-ring cooker, built-in appliances, and twin ceramic sinks. The space is further enhanced by underfloor heating, Velux windows, and a part-vaulted ceiling with exposed beams, creating a light-filled and inviting atmosphere.

The ground floor offers a wealth of versatile accommodation including an entrance hall, drawing room, study, morning room, dining room, shower room, and WC/utility room. Many of the principal rooms enjoy direct access to the gardens and are finished with either oak or limestone flooring, adding warmth and character.

Externally, the property is equally impressive. To the front, a beech hedge and post-and-rail fencing frame a lawned garden with mature, well-stocked borders. A gated entrance leads to a gravel driveway and a detached double garage with power and light. To the side, a paved terrace provides an ideal space for outdoor dining, while the rear garden is a particular highlight—beautifully landscaped and planted with an array of herbaceous plants and trees. An enclosed area houses the oil tank and boiler.

Location

The property enjoys a sought-after semi-rural setting, offering a wonderful balance of countryside tranquillity and



GARAGE
APPROX. FLOOR AREA
381 SQ.FT.
(35.39 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA
1383 SQ.FT.
(128.47 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
708 SQ.FT.
(65.76 SQ.M.)

TOTAL APPROX. FLOOR AREA 2472 SQ.FT. (229.62 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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