



# IONA

MARSH LANE • HEMINGFORD GREY • PE28 9EN





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## AT A GLANCE

- Architect Designed Residence
- High Specification Throughout
- Extending To Over 8000 Sq Ft
- Superbly Designed Interior
- Principal Bedroom With Balcony, Dressing Room And En Suite
- Fabulous Large Living Spaces
- Luxurious Bespoke Kitchen Breakfast Room
- Detached Self Contained One Bedroom Annexe
- Cinema Room
- Video Tour
- Energy Rating B/89 – Super Insulated



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## THE PROPERTY

A high quality architect designed home extending to over 8000 sq ft presented to the highest of standards. Designed by the current owners the property offers impressive living and flair on a grand scale.

At ground floor level the impressive entrance lobby opens out into a stunning dining hall. The snooker hall is a fantastic social area ideal for entertaining which leads to the cinema room. The wood burning stove in the snug area creates a more cosy intimate space. The large family area opens to the garden and designer kitchen with high end appliances.

At first floor level there is a stunning galleried landing, study area and drying cupboard. The superb principal bedroom suite offers a balcony, dressing room and luxury ensuite. There are two further excellent sized rooms with ensuite facilities.

The detached annexe is ideal for a family member wanting independent living or potential use as an Airbnb.

The property is approached via a sweeping in and out driveway providing ample parking for several vehicles. The rear gardens offers a stylish outside entertaining seating area, a lawned garden and a high degree of privacy.

### Storm Canopy Over

Rain chain, tiled porcelain floor, outside lighting, double doors to









## ENTRANCE LOBBY

Cornicing to ceiling, recessed downlighters, four built in cloaks cupboards with hanging rails and automatic lighting, porcelain tiled floor with matching skirting and under floor heating, two picture windows to front aspect with fitted electric blinds, two full height double glazed windows and sliding doors to

## DINING HALL

32' 4" x 18' 10" (9.86m x 5.74m)

Four double glazed sliding doors and two picture windows to side aspect, cornicing to ceiling, recessed downlighters, porcelain tiled floor with matching skirting, thermostat for underfloor heating, opening to

## SNOOKER HALL

29' 4" x 18' 4" (8.94m x 5.59m)

Two sets of sliding double glazed doors to front aspect, double glazed picture window to side aspect, cornicing to ceiling, recessed down lighters, porcelain tiled floor with matching skirting, thermostat for underfloor heating.

## CINEMA ROOM

16' 7" x 16' 3" (5.05m x 4.95m)

Recessed downlighters, raised platform for seating area, display shelving.

## SNUG AREA

19' 4" x 18' 2" (5.89m x 5.54m)

Cornicing to ceiling, recessed downlighters, central feature exposed brick chimney breast with inglenook fireplace and granite hearth with inset wood burning stove and oak bressumer, porcelain tiled floor with matching skirting, thermostat for underfloor heating, understairs storage cupboard housing central heating manifold and water softener, stairs to first floor with Oak handrail and feature lighting.

## GUEST CLOAKROOM

Double glazed window to side aspect, recessed downlighters, extractor fan, fitted in a two piece suite comprising low level WC with concealed cistern, vanity wash hand basin with quartz counter top, fitted mirror, porcelain tiled floor with matching skirting and under floor heating.

## FAMILY AREA

24' 4" x 23' 3" (7.42m x 7.09m)

Two double glazed sliding doors to patio terrace, two double glazed picture windows to rear aspect, cornicing to ceiling, recessed downlighters, six recessed ceiling speakers, porcelain tiled floor with matching skirting, thermostat for underfloor heating, opening to

## KITCHEN/BREAKFAST AREA

Double glazed sliding door to side and picture window, two double glazed sliding doors and picture window to rear, cornicing to ceiling, recessed downlighters, vaulted ceiling, five remote controlled opening Velux windows, a bespoke luxury fitted kitchen by Parker Rose, offering an extensive range of base and wall mounted cabinets with under unit lighting, drawer units, quartz complementing work surfaces and up-stands, twin Villeroy & Boch sinks one with Quooker tap and other with mixer tap for drinking and sparkling water, an extensive range of Siemens appliances incorporating integrated dishwasher, twin ovens, microwave combination oven, warming drawer, full height Liebherr freezer, wine cooler, fridge, central island breakfast bar with additional base cupboards, plinth lighting and drawer units with quartz work surface, integrated Bora induction hob with integrated extraction, suspended feature light, porcelain tiled floor with matching skirting, thermostat for underfloor heating.

## WALK IN LARDER

7' 7" x 6' 0" (2.31m x 1.83m)

Double swinging door, fitted in extensive shelving, recessed downlighters, porcelain tiled floor with matching skirting.

## UTILITY ROOM

12' 6" x 7' 6" (3.81m x 2.29m)

Full height double glazed window to side aspect and double glazed door to side aspect, vaulted ceiling with remote controlled opening Velux window, recessed down lighters, fitted in a range of base and wall mounted units, cupboard with space and plumbing for washing machine, stainless steel sink unit with mixer tap, quartz work surface and up-stands, integrated Siemens dishwasher, tiled floor with matching skirting and thermostat for under floor heating.

## CLOAKROOM

7' 6" x 7' 6" (2.29m x 2.29m)

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC with concealed cistern, vanity wash hand basin with quartz counter top, fitted mirror, recessed downlighters, extractor fan, porcelain tiled floor with matching skirting, underfloor heating.

## OFFICE/BEDROOM 4

27' 9" x 14' 5" (8.46m x 4.39m)

Two sets of double glazed sliding doors to side aspect, double glazed sliding door to rear, porcelain tiled floor with matching skirting, thermostat for underfloor heating, door to

## WORK ROOM

21' 9" x 8' 4" (6.63m x 2.54m)

Two Velux fixed skylights, recessed downlighters, extensive shelf space, work bench, door to











## HALLWAY

13' 5" x 7' 4" (4.09m x 2.24m)

Fixed Velux window, recessed downlighters, double glazed picture window to front aspect and double glazed door to front aspect.

## FIRST FLOOR GALLERIED LANDING

Eleven remote controlled opening Velux windows, Oak capped hand rail, exposed brick chimney breast, large walk in storage cupboard, double doors to drying cupboard housing boiler, water cylinder, fuse box and master switch.

## STUDY SPACE

21' 9" x 8' 8" (6.63m x 2.64m)

Radiator, sloping ceiling.

## PRINCIPAL SUITE

17' 9" x 14' 9" (5.41m x 4.50m)

Two double glazed sliding doors opening to **Balcony** double glazed picture window with triangular double glazed window over, two Velux fixed skylights, recessed downlighters, two bedside lights, two radiators, sloping ceiling.

## BALCONY

17' 7" x 6' 7" (5.36m x 2.01m)

Glass balustrade, seating area with lake views in the distance, power point and light.

## DRESSING ROOM

13' 4" x 12' 10" (4.06m x 3.91m)

Two fixed Velux windows, recessed down lighters, extensive hanging and shelving, radiator, walk in cupboard.

## EN SUITE SHOWER ROOM

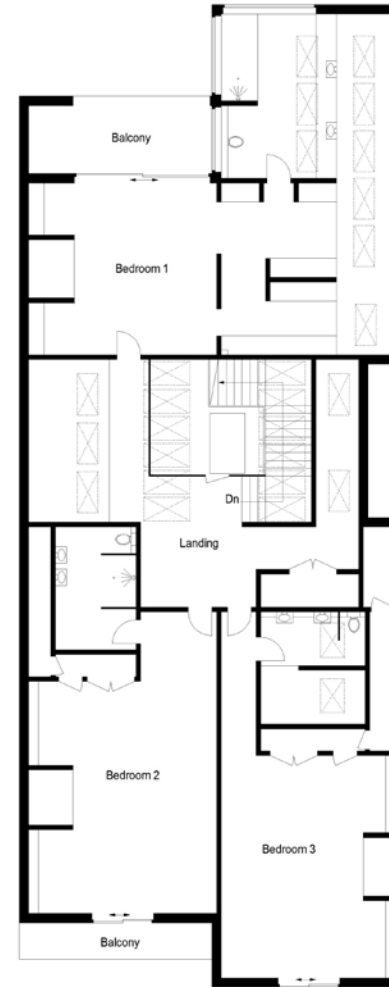
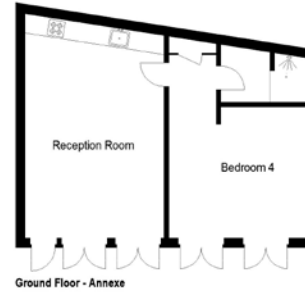
16' 5" x 10' 11" (5.00m x 3.33m)

Double glazed windows to side and rear aspects, three remote controlled opening Velux windows, fitted in a four piece suite comprising low level WC with concealed cistern, large vanity unit with twin wash hand basins, quartz counter top, fitted mirror, walk in shower enclosure with drench style shower head and separate hand held attachment, vaulted ceiling, recessed downlighters, extractor fan, heated towel rail, complementing tiling, tiled floor.





Approximate Gross Internal Area  
 712.2 sq m / 7666 sq ft  
 Annexe = 58.8 sq m / 633 sq ft  
 Total = 771.0 sq m / 8299 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them. (ID1056825)  
 Housepix Ltd



## GUEST BEDROOM

24' 4" x 15' 4" (7.42m x 4.67m)

Double glazed sliding doors opening to glass balustrade with triangular window above, vaulted ceiling, Velux opening skylight, recessed downlighters, two radiators, two bedside lights, two built in wardrobes with hanging space, sloping ceiling.

## GUEST EN SUITE BATHROOM

12' 5" x 11' 4" (3.78m x 3.45m)

Remote controlled opening Velux window, Velux opening skylight, fitted in a four piece suite comprising low level WC with concealed cistern, vanity wash hand basin with granite counter top, shower enclosure with drench style head and hand held attachment, double ended bath with pull out mixer tap shower attachment, complementing tiling, fitted mirror, tiled floor, heated towel rail, recessed downlighters, extractor fan.

## BEDROOM 3

23' 2" x 15' 9" (7.06m x 4.80m)

Double glazed sliding doors opening to glass balustrade, double glazed triangular window above, Velux opening skylight, two radiators, two bedside lights, two built in wardrobes with hanging space, sloping ceiling.

## SECONDARY EN SUITE SHOWER ROOM

11' 7" x 10' 6" (3.53m x 3.20m)

Two remote controlled opening Velux windows, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin with quartz counter top, walk in shower enclosure with drench style head and separate hand held attachment, recessed downlighters, extractor fan, fitted mirror, heated towel rail, tiled surrounds and tiled floor.

## OUTSIDE

The property is approached via an in and out stone chipped driveway with brick and timber boundaries providing extensive off road parking provision and outside lighting. A path leads to the side of the property with a covered walk way leading to a **Log Store**, outside tap and lighting, opening to the rear garden which has a porcelain patio/entertaining area, outside lighting and laid to lawn. The property has numerous outside power situated throughout the exterior.

## DETACHED ANNEXE

Double glazed door opening to **Living/Dining/Kitchen Area** two sets of double glazed French doors, fitted in a range of base units, display shelving, complementing work surfaces, single drainer sink unit, integrated electric oven and hob with cooker hood over, space and plumbing for dishwasher, wood burning stove, wall mounted electric heater, recessed downlighters, door to **Inner Lobby**, cupboard with plumbing for washing machine, door to **Bedroom** with two sets of double glazed French doors to front aspect, wall mounted electric heater, **Shower Room** fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, heated towel rail, recessed downlighters. Outside there is a private enclosed seating area with porcelain tiled floor, outside lighting, outside tap.

## AGENTS NOTE

Under The Estate Agents Act of 1979 the seller is a relative of a staff member of Peter Lane & Partners.

## TENURE

Freehold  
Council Tax Band - H







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