

£729,995  
Freehold



HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS





## Features

- No Onward Chain For Those Looking For An Easy Move
- Fabulous Location Within The Conservation Area
- A Bespoke Built Dormer detached House
- Flexible and Versatile Accommodation
- Fabulous Reception Hall
- Generous Well Appointed Rooms Throughout
- Impressive Galleried Landing
- Principal Bedroom With Fitted Furniture & En Suite Facilities
- Ample Driveway Parking & Garage With Power
- Mature Establish Gardens

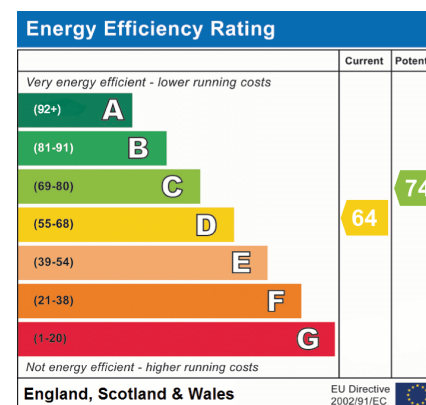
## Summary of Property

Rarely do we come across such a special property as "Le Corbiere". Designed and built by Mr. & Mrs. Greening, this family home is truly unique, setting the foundation stone themselves around one year after purchasing the plot. The attention to detail is obvious throughout the entire property with beautiful solid wood doors featuring inlaid marquetry. Generous room sizes also benefit the property, and the delightful reception hall sets the theme for the rest of the accommodation.

The accommodation comprises as follows; a large "L" shaped Living Room with dual aspect windows and feature fireplace which leads through to the Dining Area with views to the rear gardens and a generous Kitchen/Breakfast Room which benefits a separate Utility Room. There is also a family Bathroom, Cloakroom and two further ground floor rooms which could be used as Reception Rooms or Bedroom affording very flexible living accommodation. Upstairs there are two further Bedrooms, the Principal Bedroom benefiting a range of fitted furniture and En-Suite Shower Room.

The property is set well back off the road with surrounding gardens and the driveway provides ample parking which leads to a very large garage / workshop.

An early viewing is strongly recommended to avoid disappointment.



# Room Descriptions

**Entrance Conservatory**

Entered via wooden double glazed door and of dwarf wall and double glazed construction. Door to Reception Hall.

**Reception Hall**

Stairs rising to first floor accommodation. Two storage cupboards and useful under stair storage cupboard. Doors to Sitting Room, Kitchen/Dining Room, Cloakroom, Bathroom and Bedrooms three and four. Radiator.

**L Shaped Sitting/Dining Room**

**Sitting Room**

18' 0" x 14' 10" (5.49m x 4.52m)

Bright and airy with double glazed window to front and side aspects. Stone built fireplace and surround with inset gas fire. Two radiators.

**Dining Room**

12' 10" x 8' 10" (3.91m x 2.69m)

Double glazed window to side and French doors to rear. Radiator. Door to Kitchen/Dining Room.

**Kitchen/Dining Room**

14' 6" x 12' 4" (4.42m x 3.76m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset two and a half bowl stainless steel sink with mixer tap and tiled splashbacks. Built in electric double oven, gas hob and extractor. Space and plumbing for dishwasher. Double glazed window and stable door to rear. Two radiators and door to Utility Room.

**Utility Room**

Wall mounted "Benchmark" boiler. Space for upright fridge freezer and washing machine. Vinyl floor and double glazed frosted window to rear and

**Bathroom**

Partly tiled and fitted with a four piece suite comprising; panelled bath with mixer tap and handheld shower, tiled corner shower unit with thermostatically controlled shower, pedestal handwash basin and low level W.C. Radiator and extractor fan. Frosted double glazed window to rear.

**Cloakroom**

Fitted with a white suite comprising; vanity unit with inset basin and concealed cistern low level W.C. Double glazed frosted window to rear and heated towel rail.

**Bedroom Three**

12' 0" x 9' 11" (3.66m x 3.02m)

Fitted with a range of fitted wardrobes and drawers. Double glazed window to front.

**Bedroom Four**

12' 0" x 8' 9" (3.66m x 2.67m)

Storage cupboard. Double glazed window to rear and radiator.

**Galleried Landing**

Double glazed window to front. Large study area. Radiator and Doors to Principle Bedroom and Guest Suite.

**Principle Bedroom**

15' 10" x 14' 3" (4.83m x 4.34m)

Fitted with an extensive range of wardrobes providing ample hanging and shelving storage. Additional eaves storage. Double glazed window to front and side.

**Guest Suite**

12' 0" x 11' 2" (3.66m x 3.40m)

Fitted wardrobes providing hanging an shelving storage. Window to rear and radiator. Door to En Suite Cloakroom.

**En Suite Cloakroom**

Vanity unit with inset hand wash basin and concealed cistern low level W.C.

**Garage**

Up and over electric door to front. Pedestrian door to rear. Light and power connected.

**Front Garden**

The impressive frontage is entered via wooden five bar gate with an extensive driveway leading to the elevated property and garage. The driveway is bordered by lawns to each side with stone steps leading to a block paved patio and level lawn.

**Rear Garden**

The entire plot is enclosed by natural stone wall and timber panel fencing. The rear garden is accessed by an attractive wrought iron gate from the driveway, with a further wrought iron gate and fencing separating the front and rear gardens to the side of the house. The private garden comprises; a level block paved patio leading to a raised area, currently laid to vegetable beds. A large traditional greenhouse, outside tap and external lighting. A slightly sloping lawn leads to the front of the property.

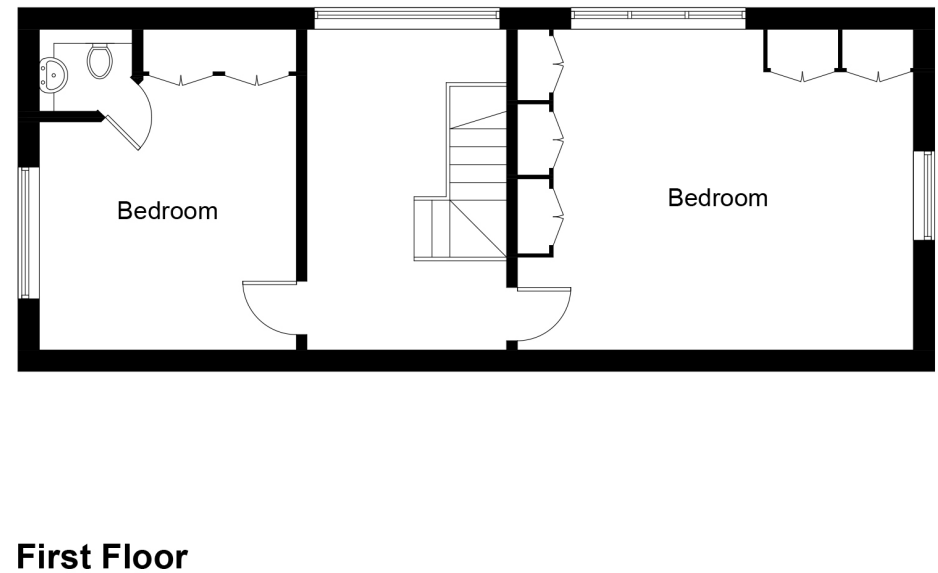
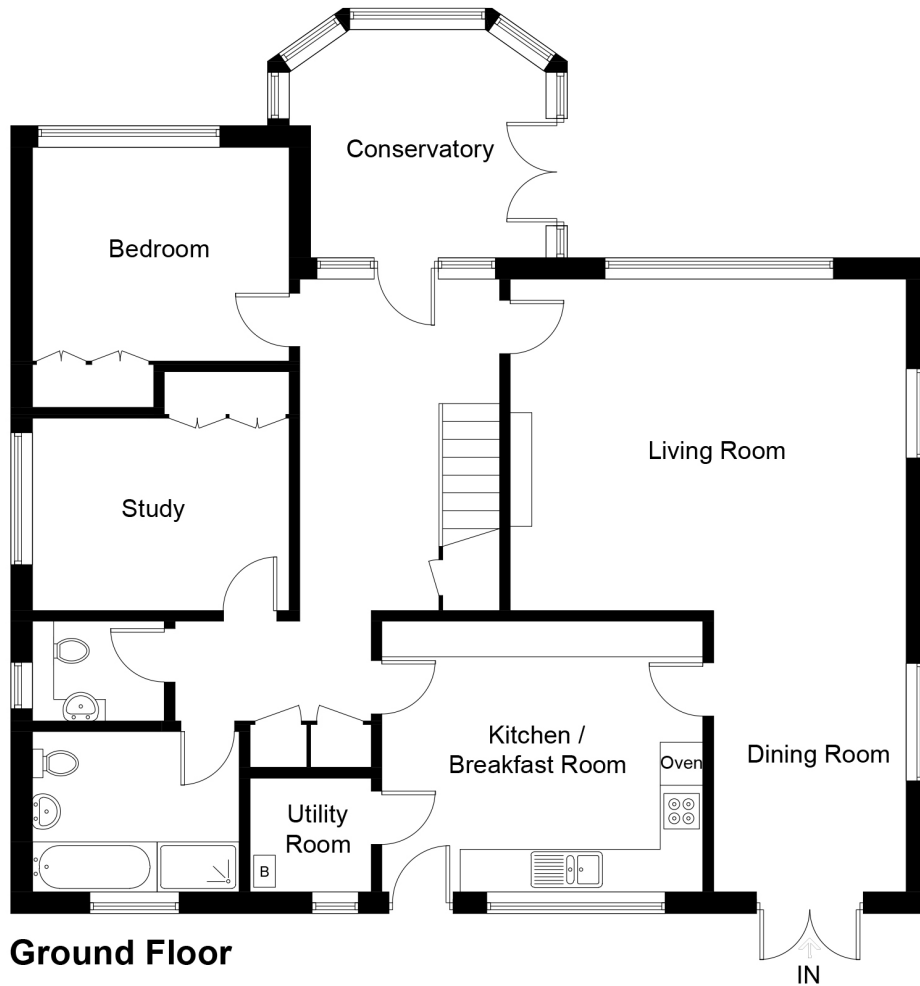
**Tenure & Council Tax Band**

Tenure: Freehold

Council Tax Band: E



# 7, Kingshill



For illustrative purposes only. Not to scale. ID1222118  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
 Floor Plan Produced by EPC Provision