



# ELM LODGE

2 SPIRES END • ALCONBURY WESTON • PE28 4JJ



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- A Stunning Individual Family Home
- Boutique Finish Throughout
- Four Double Bedrooms
- Five Reception Rooms And Octagonal Garden Room
- Re-Fitted Contemporary Kitchen/Breakfast Room
- En Suite Dressing Room And Bathroom To Principal Bedroom
- Guest En Suite
- Two Thirds Of An Acre With Stunning Field Views
- Detached Double Garaging
- One Bedroom Annexe With En Suite
- Desirable Village Location

This stunning, individual and substantial family home occupies a wonderful edge of village location enjoying fabulous open field views. Designed and built by the present owners the house is testament to their investment, good taste and exceptional attention to detail with a boutique finish evident throughout the accommodation. The house is beautifully proportioned and gives four double bedrooms with dressing room and luxury en suite to the principal suite and further guest en suite, all sanitary ware has been updated and as with everything else in the property expensively re-fitted.

The ground floor space is centred around an impressive open plan, bespoke re-fitted contemporary kitchen/breakfast room with integrated appliances and an obviously high specification, there is an adjoining utility room too. There are FIVE RECEPTION rooms incorporating a more recent extension providing a unique Octagonal garden room.

Outside the house stands in two thirds of an acre of mature and private gardens. There is large detached garage block incorporating DOUBLE GARAGING and well-appointed ANNEXE. The annexe gives a generous double bedroom with en suite, separate living room, entrance hall and kitchen. This would ideally suit a dependant relative, teenager or could be let separately.

The property backs onto open paddock land and enjoys wonderful views up Vinegar Hill to the rear. Overall a superb and high specification family home within a desirable village location. Must be viewed to be appreciated.



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### INTEGRAL STORM CANOPY OVER

Composite front door with full height glazed panels to

### RECEPTION HALL

22' 5" x 11' 11" (6.83m x 3.63m)

A light open contemporary space with bespoke Oak and glass balustrade and staircase extending to the first floor, picture window to front aspect, single panel radiator, coving to ceiling, Oak detailing throughout, oiled Oak flooring, Coving to ceiling, double internal Oak doors access

### DINING ROOM

15' 5" x 15' 2" (4.70m x 4.62m)

Double panel radiator, UPVC picture window to rear aspect, wall light points, coving to ceiling.

### CLOAKROOM

5' 8" x 3' 3" (1.73m x 0.99m)

Re-fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, Green glass circular sink unit with mono bloc mixer tap, anthracite heated towel rail, extensive tiling with contour border tiling, UPVC window to front aspect, extractor, ceramic tiled flooring.

### CLOAKS CUPBOARD

Hanging and storage.







### KITCHEN/BREAKFAST ROOM

18' 3" x 15' 9" (5.56m x 4.80m)

A stunning, bespoke contemporary installation in a range of handle-less contrasting grey toned cabinets with complementing Corian work surfaces and glass up-stands, UPVC window to rear aspect, a central shaped island incorporating four stool peninsular unit, integral wine racks, cabinet storage, twin fridges, skirting level LED lighting, integral induction hob with circular stainless steel suspended extractor unit fitted above, under unit lighting, glass fronted display cabinets, a selection of integrated high end appliances incorporating a conventional oven and a steam oven, combination microwave by Neff, Neff integrated coffee machine, drawer units, pan drawers, integral one and a half bowl sink unit with mono bloc mixer tap, integral automatic dishwasher, exposed internal brick work, recessed lighting, vertical contemporary anthracite radiators TV point, glazed door to side garden, porcelain floor tiling.

### GARDEN ROOM

14' 8" x 11' 6" (4.47m x 3.51m)

4.4m ceiling height. A thoughtfully designed extension creating an octagonal space with high vaulted ceiling, tongue and groove panel work and exposed structural timbers, two single panel radiators, six picture windows to side and rear aspects, French doors access garden terrace, directional wall lights, porcelain floor tiling.

### UTILITY ROOM

6' 7" x 6' 5" (2.01m x 1.96m)

Fitted in a range of Shaker style cabinets with complementing work surfaces and re-tiled surrounds, under unit lighting, inset circular single drainer sink unit with Fohen hot tap dispenses 100 degrees c boiling water, UPVC window to front aspect, cupboard storage, appliance spaces, ceramic tiled flooring.



### STUDY

13' 1" x 8' 10" (3.99m x 2.69m)

UPVC window to front aspect, single panel radiator, coving to ceiling, recessed lighting, TV point and internet point, composite floor covering.

### SITTING ROOM

22' 0" x 15' 1" (6.71m x 4.60m)

An impressively proportioned double aspect room with UPVC picture windows to side aspect and French doors to garden terrace to the rear, single panel radiator, wall light points, central inglenook fireplace with exposed brickwork chimney feature and concealed LED lighting, tiled hearth and inset contemporary wood burner with timber bressumer over, TV point.









### **FAMILY ROOM/PLAY ROOM**

16' 9" x 11' 4" (5.11m x 3.45m)

UPVC window to front aspect, central brickwork chimney feature with concealed LED lighting, recesses and tiled hearth, TV point, coving to ceiling, composite floor covering.

### **FIRST FLOOR LANDING**

Bespoke Oak staircase to first floor with tread level LED lighting, single panel radiator, Oak skirting and detailing throughout, recessed lighting, access to insulated loft space, airing cupboard housing hot water cylinder and shelving, access to loft space with ladder, oiled Oak flooring.

### **PRINCIPAL SUITE**

21' 11" x 15' 1" (6.68m x 4.60m)

UPVC window to rear aspect enjoying stunning field, directional recessed lighting, radiator, extensive wardrobe range with two double wardrobes with hanging and shelving, TV point, telephone point, a well appointed, sub-divided room with timber work, bedside level wall lighting.

### **DRESSING ROOM**

11' 2" x 7' 7" (3.40m x 2.31m)

UPVC window to garden aspect, under lit make-up station, extensive cabinet storage, double panel radiator, recessed lighting, composite flooring.

### **EN SUITE BATHROOM**

11' 3" x 7' 4" (3.43m x 2.24m)

Fitted in a five piece range of quality white sanitary ware comprising surface mounted vanity units with mixer tap on granite counter top, shaver point, wall vanity light with cabinet storage under, panel spa bath with mixer tap, low level WC with concealed cistern, anthracite heated towel rail, oversized screened shower enclosure with independent shower unit fitted above, UPVC window to garden aspect, contour border tiling, recessed lighting, extensive ceramic floor tiling.

### **GUEST BEDROOM**

20' 9" x 13' 5" (6.32m x 4.09m)

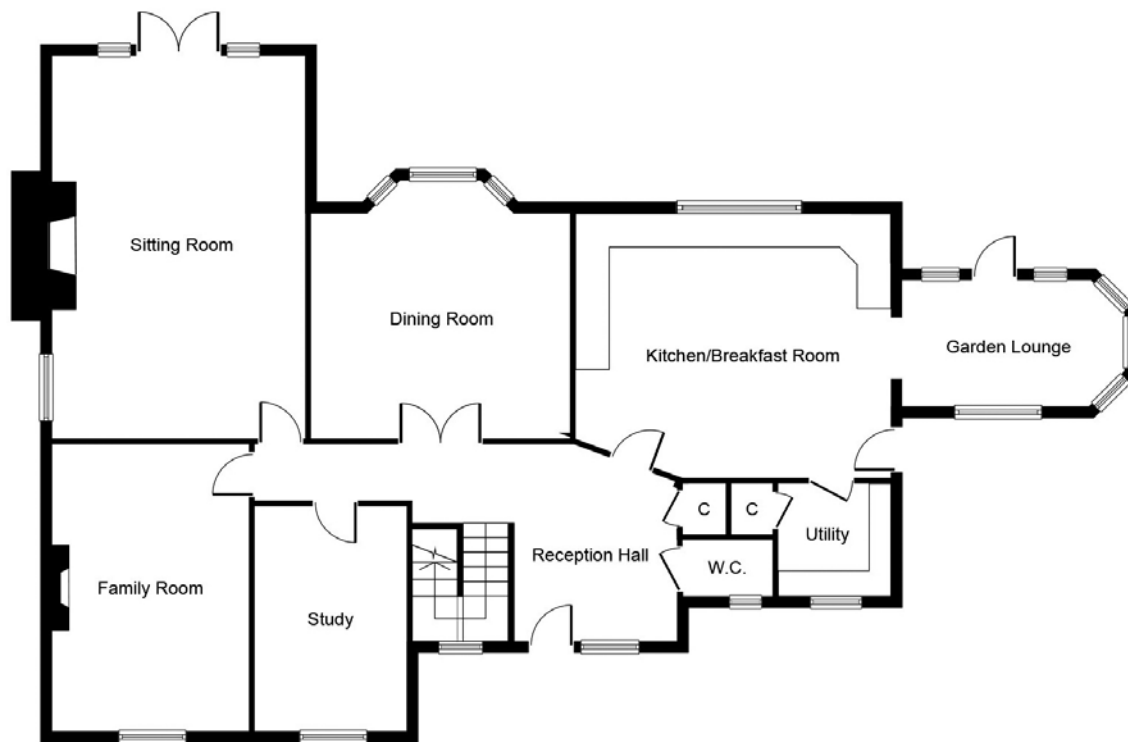
UPVC window to front aspect, single panel radiators, wall light points, double wardrobe with hanging and shelving, inner access to

### **GUEST EN SUITE**

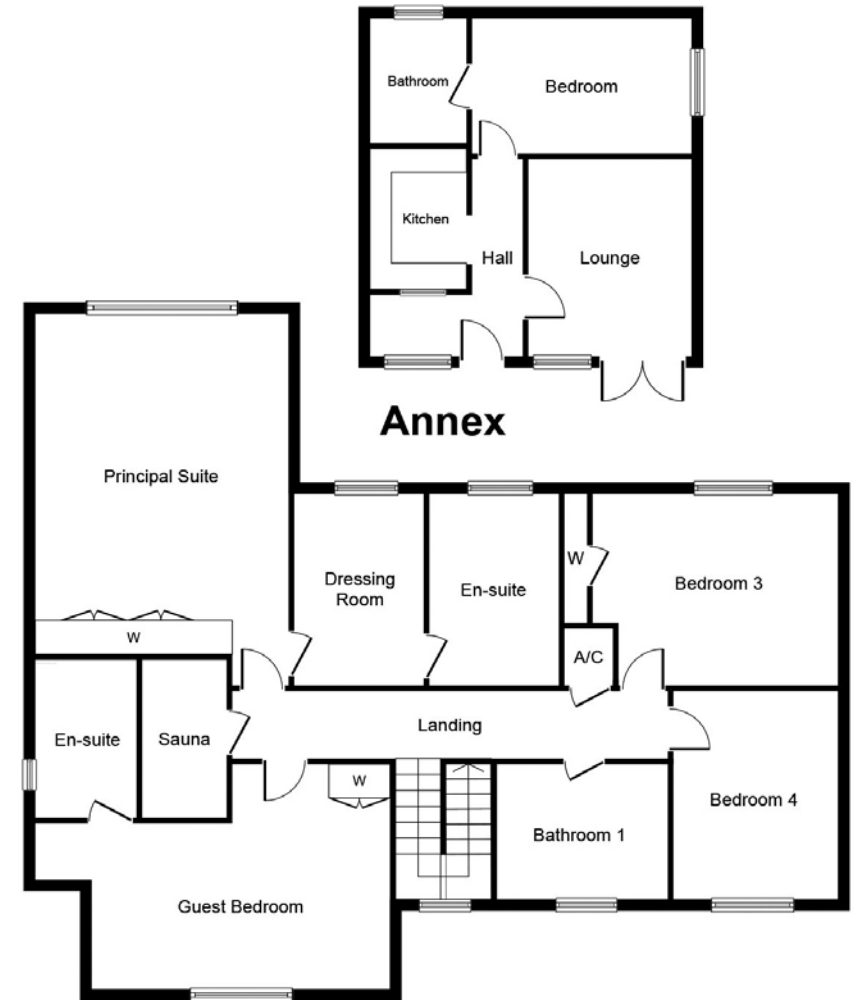
9' 5" x 6' 0" (2.87m x 1.83m)

Re-fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, shaver point, anthracite heated towel rail, oversized screened





**Ground Floor**



**First Floor**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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shower enclosure with multi head independent shower unit fitted over, extensive porcelain tiling, extractor, recessed lighting, UPVC window to side aspect, ceramic tiled flooring.

### BEDROOM 3

13' 8" x 11' 1" (4.17m x 3.38m)

UPVC window to rear aspect, wardrobe with hanging and shelving, single panel radiator.

### BEDROOM 4

11' 5" x 9' 7" (3.48m x 2.92m)

UPVC window to front aspect, single panel radiator.

### SAUNA/SHOWER ROOM

9' 2" x 5' 5" (2.79m x 1.65m)

Fitted with a 'Finnolme' sauna, full ceramic tiling, recessed lighting, extractor, screened shower enclosure with independent shower unit fitted over, ceramic tiled flooring.

### FAMILY BATHROOM

9' 2" x 7' 10" (2.79m x 2.39m)

Re-fitted in a four piece contemporary white suite comprising low level WC with concealed cistern, chrome heated towel rail, walk in shower enclosure with independent multi head shower fitted over, free standing plinth bateau bath with hand mixer shower and mixer tap, recessed lighting, extractor, porcelain floor tiling, UPVC window to front aspect.

### OUTSIDE

There is a large **Detached Garage And Annexe** block incorporating **Double Garage** measuring 20' 0" x 18' 9" (6.10m x 5.71m) with twin up and over electric door, power, lighting, extensive cabinet storage, central heating boiler, tech for solar panel system, fully boarded loft space, with power, lighting and ladder.

### ADJOINING ANNEXE

UPVC double glazed door and side panel to

### ANNEXE ENTRANCE HALL

Double panel radiator, coving to ceiling, laminate flooring.

### ANNEXE KITCHEN

8' 2" x 5' 8" (2.49m x 1.73m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, appliance spaces, integral gas hob with suspended extractor unit fitted above, single drainer one and a half bowl resin sink unit with mixer tap, recessed lighting, coving to ceiling, composite floor covering.

### ANNEXE BEDROOM

12' 9" x 7' 9" (3.89m x 2.36m)

UPVC window to side aspect, double panel radiator, cupboard storage, coving to ceiling, laminate flooring, inner door to

### ANNEXE BATHROOM

7' 9" x 5' 7" (2.36m x 1.70m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with hand mixer shower with folding screen, extensive tiling with contour border tiling, extractor, electric wall heater, shaver light point, UPVC window to rear aspect, composite flooring.

### ANNEXE SITTING ROOM

11' 5" x 9' 10" (3.48m x 3.00m)

French doors to terrace to the front, double panel radiator, wall light points, coving t ceiling, laminate flooring.

### OUTSIDE FRONT

The property is approached by an extensive brick paviour drive with a timber decked centre piece with remote controlled LED lighting. The gardens are lawned to the front with a selection of ornamental evergreen trees and parking provision for numerous vehicles accessing the garaging as described. Security lighting and CCTV surround the property. The garden extends to both sides with a brick paviour pathway leading through with brick edged lawns, heavily stocked shrub and flower borders, a selection of notable trees and the plot extends to approximately two thirds of an acre (stms).

### OUTSIDE REAR

The gardens have an extensive paved terrace enclosed by low retaining brick walling with an expanse of lawn and a beautiful selection of ornamental evergreen and deciduous shrubs, timber arbour and the garden is enclosed by mature evergreen hedging, post and rail fencing backing on to a stunning area of open paddock land with views up Vinegar Hill. There is a central raised timber deck and pergola with Hot Tub, remote LED lighting and areas of paving. The gardens are beautifully private and offer a good degree of privacy.

### AGENTS NOTE

The clients have installed a 5.4kw Sola PV system including 6.5kw batteries. The panels are subtly positioned on the south westerly elevation of the garage roofing out of sight of the main house.

### TENURE

Freehold  
Council Tax Band - G





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