



## The Orchard, Olchfa Lane, Sketty, Swansea, SA2 8QQ

Asking Price: £1,300,000

- Sophisticated And Architect Designed Family Home
- Designed By Raum Architects
- Idyllic And Peaceful Location
- Ground Source Heating System
- Five Bedrooms
- Stunning And Luxurious Modern Living Space
- Outdoor Summer House/Studio
- Just Under/approximately 2 Acres Of Landscaped Mature Gardens



### **Grand Entrance Reception Hallway**

Entered via aluminium front door in anthracite grey with glazed side panel giving access to a grand entrance reception hallway with Mandarin stone flooring, staircase giving access to the first floor, inset spot lighting, Velux solar panel remote controlled window and doors to:-

### **The Great Room/Open Plan Kitchen**

A stylish and elegant family room with multiple windows and sliding patio doors that allows natural light to flood through whilst connecting with the stunning surrounding gardens. Engineered oak flooring with under floor heating, cast iron feature wood burner upon polished concrete plinth and inset spot lighting. The great room is open plan to a luxurious bespoke hand made oak fitted kitchen with Caesarstone work surface space and preparation area incorporating twin ceramic sink units with instant hot water tap over, central island providing further Caesarstone work surface space and storage cupboard space under, plumbing for automatic dish washer and American style fridge freezer, Range master Professional double oven and grill with induction hob and extractor canopy over and oak door to:-

### **Walk In Pantry**

A smart and clever and extremely useful space providing a walk in pantry accessed from a secret door in the kitchen with a selection of base units with drawer space under, inset spot lighting and window to the rear. Restricted head height.

### **Inner Hallway**

With Mandarin stone tile flooring, range of built in full height storage cupboards with bi-fold doors, inset spot lighting, seating area, door giving access to side and doors to:-

### **The Snug**

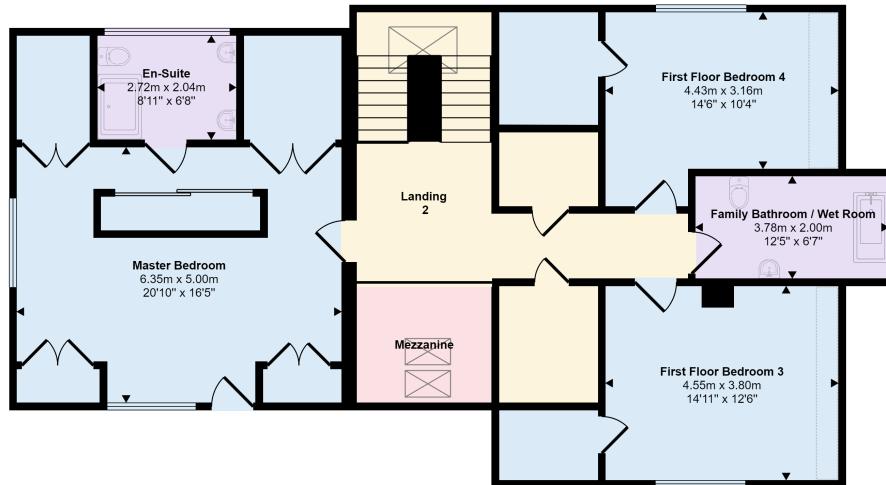
With Merbau heronbone wood flooring, charwood C4 wood burner upon slate hearth with terracotta brick back, and window to front aspect and Crittal style steel and glass door to:-

### **Utility Room**

Fitted base unit with solid granite work surface space, plumbing for both automatic washing machine and tumble drier, Mandarin tile flooring, inset spot lighting, full length fitted cupboard housing heat source pump and water tank, door and window to side aspect.



Approx Gross Internal Area  
284 sq m / 3058 sq ft



Denotes head height below 1.5m

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.

