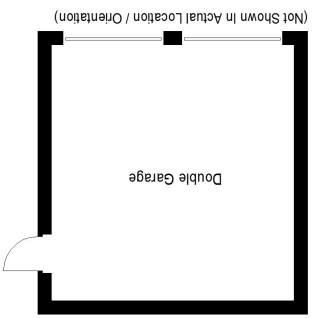
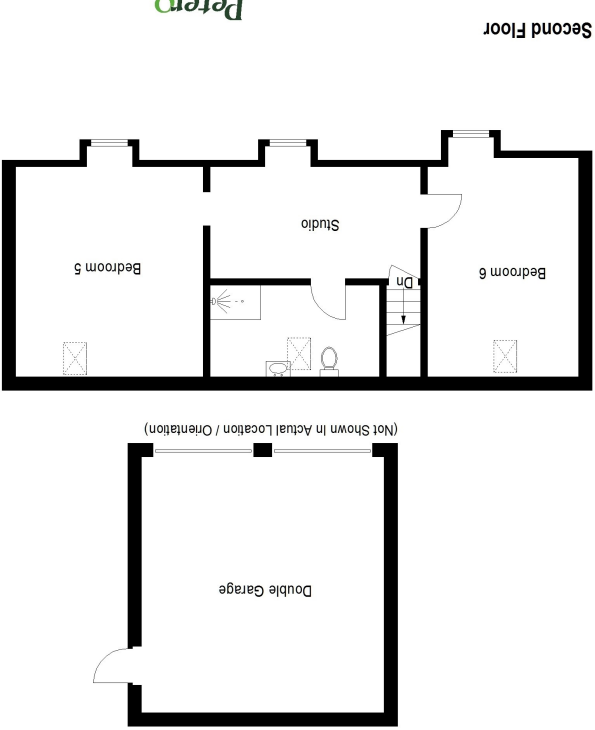
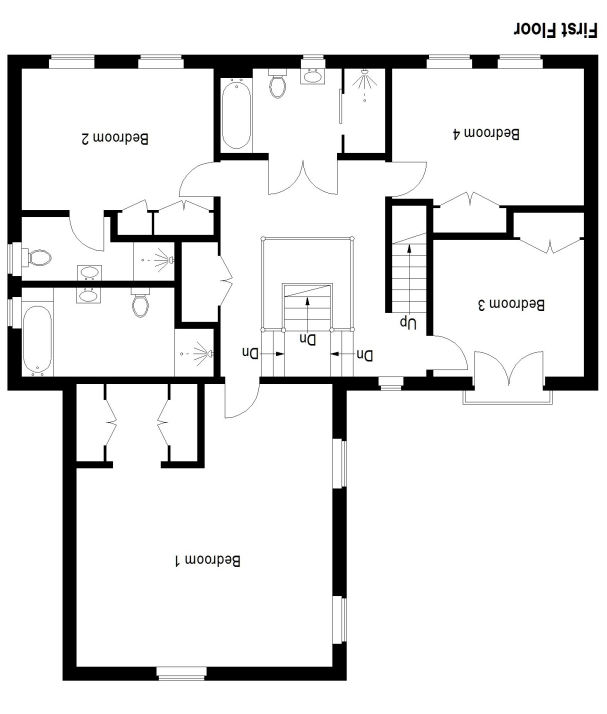
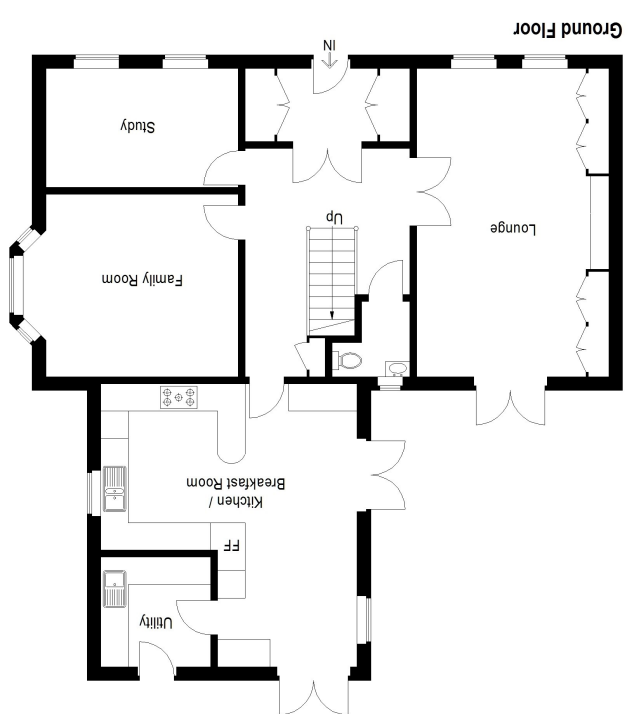


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1094665)



Approximate Gross Internal Area = 298.2 sq m / 3210 sq ft
Garage = 30.3 sq m / 326 sq ft
Total = 328.5 sq m / 3536 sq ft



- Substantial Family Residence
- Six Bedrooms
- Re-Fitted Kitchen/Family Room
- Landscaped Low Maintenance Gardens

- Over 3,000sq ft Of Accommodation
- En Suite And Dressing Room To Principal Bedroom
- Re-Fitted Sanitaryware
- Desirable Estate Location



Composite Panel Door To

Entrance Porch

8' 1" x 4' 11" (2.46m x 1.50m)

Double panel radiator, twin cloaks cupboards with storage, hanging and shelf space, engineered Oak flooring, double internal doors access

Reception Hall

16' 11" x 12' 10" (5.16m x 3.91m)

An impressive space with central staircase extending to gallery above, double panel radiator, engineered Oak flooring, internal double doors access

Cloakroom

Re-fitted in a contemporary two piece white suite comprising vanity wash hand basin with mixer tap, low level WC with concealed cistern, UPVC window to rear aspect, ceramic tiled flooring.

Sitting Room

22' 9" x 12' 2" (6.93m x 3.71m)

A light double aspect room with UPVC window to front and French doors accessing garden terrace, two double panel radiators, TV point, telephone point, bespoke range of cabinets with base mounted storage and fixed display shelving, media unit neatly concealing TV and related audio, coving to ceiling, engineered Oak flooring.

Study

13' 10" x 8' 10" (4.22m x 2.69m)

Two UPVC windows to front aspect, double panel radiator, engineered Oak flooring.

Dining Room/Family Room

15' 7" x 13' 0" (4.75m x 3.96m)

Double panel radiator, UPVC bay window to side aspect, engineered Oak flooring.

Kitchen/Breakfast Family Room

20' 5" x 19' 5" (6.22m x 5.92m)

A light triple aspect room with two sets of French doors to garden terrace and UPVC windows to both side aspects, re-fitted in a contemporary range of handleless grey gloss base and wall mounted cabinets with quartz work surfaces, inset one and a half bowl sink unit with mono bloc mixer tap, space for cooking range with suspended extractor unit fitted above, drawer units and pan drawers, recessed lighting, vertical contemporary radiator, glass fronted display cabinets, central dividing peninsula unit, space and plumbing for American style fridge freezer, inner door to

Utility Room

8' 6" x 7' 6" (2.59m x 2.29m)

Fitted in a range of contemporary grey base and wall mounted cabinets with work surfaces and up-stands, single drainer stainless steel sink unit with mixer tap, appliance spaces, glazed door to garden aspect, concealed gas fired central heating boiler (approximately two years old), composite floor covering, glazed panel door to

First Floor Galleried Landing

UPVC window to rear aspect, double panel radiator, recessed lighting, stairs to second floor, double airing cupboard housing hot water cylinder and shelving, central heating thermostat.

Principal Bedroom

21' 8" x 18' 6" (6.60m x 5.64m)

An impressively proportioned double aspect room with UPVC windows to side and rear aspects, wall light points, coving to ceiling, double panel radiator, inner access to

Dressing Room

6' 6" x 5' 5" (1.98m x 1.65m)

Extensive wardrobe range with three doubles and a single wardrobe, central heating thermostat, dimmer switch.

En Suite Bathroom

14' 1" x 6' 11" (4.29m x 2.11m)

Re-fitted in a range of white sanitaryware comprising low level WC, suspended vanity wash hand basin with mono bloc mixer tap, panel bath, extensive tiling, UPVC window to side aspect, screened shower enclosure with independent shower unit fitted over, recessed lighting, double panel radiator, ceramic tiled flooring.

Guest Room

14' 2" x 10' 3" (4.32m x 3.12m)

UPVC window to front aspect, double wardrobe with hanging and shelving, additional storage cupboard, double panel radiator, inner access to

En Suite Shower Room

10' 10" x 4' 6" (3.30m x 1.37m)

Fitted in a three piece white sanitaryware comprising low level WC, pedestal wash hand basin with shaver point and tiling, screened shower enclosure with independent shower unit fitted over, UPVC window to side aspect, extractor, recessed lighting, ceramic tiled flooring.

Bedroom 3

14' 5" x 8' 9" (4.39m x 2.67m)

Two UPVC window to front aspect, double wardrobe with hanging and shelving, under stairs storage cupboard,

Bedroom 4

10' 11" x 9' 11" (3.33m x 3.02m)

French doors to Juliette balcony overlooking rear garden, double panel radiator, double wardrobe with hanging and shelving.

Family Bathroom

12' 6" x 6' 6" (3.81m x 1.98m)

Fitted in a four piece white suite comprising low level WC, vanity wash hand basin with mixer tap, oversized screened shower enclosure with independent shower unit fitted over, fixed display shelving, double panel radiator, recessed lighting, UPVC window to front aspect, shaver point, extractor, recessed lighting, ceramic tiled flooring.

Second Floor Landing

15' 5" x 10' 2" (4.70m x 3.10m)

UPVC window to front aspect, double panel radiator, access to insulated loft space, shelved storage cupboard.

Bedroom 5

16' 1" x 14' 0" (4.90m x 4.27m)

A double aspect room with UPVC window to front and Velux window to rear, double panel radiator.

Shower Room

8' 9" x 5' 6" (2.67m x 1.68m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, double panel radiator, shaver point, Velux window to rear aspect, oversized screened shower enclosure with independent shower unit fitted over, extractor, recessed lighting, ceramic tiled flooring.

Bedroom 6

16' 2" x 10' 10" (4.93m x 3.30m)

A double aspect room with windows to front and rear aspects, Velux window to rear, double panel radiator.

Outside

The frontage is landscaped and laid to astro enclosed by well-tended Laurel hedging, prepared borders with a selection of evergreens, outside lighting. The rear garden is private and gated with double gates accessing the tarmac driveway giving provision for several vehicles accessing the **Detached Double Garage** with twin up and over doors, power, lighting and private door to the side. The rear garden is landscaped and planned with low maintenance in mind with a timber pergola, an extensive natural stone paved terrace, astro lawn, bamboo screening, a selection of ornamentals and evergreen shrubs. The garden is enclosed by a combination of panel fencing and brick walling. The garden is part-divided from the driveway by brick walling with a brick built planter and offers a reasonable degree of privacy.

Tenure

Freehold

Council Tax Band - G

Town-and-Country

