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A perfect opportunity to purchase a six bedroom detached home in the countryside. Oaklands is set within 4 acres of gardens, woodland and paddock and was fully renovated in 2022 to provide high end modern living. It further benefits from a large detached garage and stable block. Village facilities nearby and a few minutes’ drive to the market town of Cowbridge and Vale of Glamorgan heritage coastline. Easy access to Cardiff airport, M4 and capital city of Cardiff.

Approximately 330 SQM of living space. EPC-D, council tax -G

Entrance Hall

Impressive entrance hall with bespoke curved concrete staircase, cast in situ by a UK specialist company. This urban centre piece gives the feeling of a modern art gallery. Leading onto the living area, office, and hallway to Gym, WC, utility and boot room. Kardene flooring throughout the house. Pendant lighting in center.

Study

4.1m x 2.9m (13' 5" x 9' 6")

Light and airy versatile office / reception room with views over the orchard to the front of the house. Also benefitting from the most up to date internet - Fibre to the property, Ultra Fast Broadband (BT) with category 6 cabling to most rooms. Enabling working from home.

Living Room

6.8m x 3.7m (22' 4" x 12' 2")

Light and airy day room, that is hugely versatile and currently used as the living and TV room. Large open door that lead onto the patio.

Second living room / snug

5m x 4.1m (16' 5" x 13' 5")

Cosy room with Esse multi fuel log burner. This room is perfect for the evenings, and still allows you to be connected to the main hub of the house.

Kitchen / Dining Room

6.7m x 5.8m (22' 0" x 19' 0")

Impressive modern kitchen and dining space with large floor to ceiling windows and doors, allowing the outside in. Sigma 3 fitted bespoke kitchen with white Corian worktops. Metal bespoke splashbacks to match kitchen. All NEFF appliances included - Steam oven, microwave combi warming draw, oven with Wifi settings, dish washer, built in fridge freezer. Large sink with mixer tap.

Large island with lots of storage, induction hob with built in extractor and electric points under counter.

Lighting - spotlights with modern designer pendant lights.

Electric velux windows, large sliding aluminium doors to terrace area. Open space leading into living area and snug.

Gym / games room

5.5m x 3.6m (18' 1" x 11' 10")

Currently used as a gym / games room. Would also make a great cinema room. Attic storage above, boarded with lights.

Utility Room

3.1m x 2.9m (10' 2" x 9' 6")

Light and airy with built in storage and airing cupboard. Sink and mixer tap. Washing machine, dryer and dish washer.

WC

1.7m x 1.3m (5' 7" x 4' 3")

Fitted sink unit, toilet and towel rail. Located between the boot room and gym.

Boot and boiler Room

5.3m x 1.6m (17' 5" x 5' 3")

Every country home needs a boot room. Pleasant of storage for muddy boots, coats and dog beds. Door leading directly to the garden and stables. Small room within, housing the boiler and CCTV system.

Security - Hik Connect 7x HD camera internet connected security system.

Boiler - Viessmann combination LPG boiler with pressurised hot and cold water tanks.

Master Suite

3.7m x 3.7m (12' 2" x 12' 2")

Room with a view. Impressive floor to ceiling window overlooking the back paddock and woodland.

3.2m x 2m (10' 6" x 6' 7")

Dressing room with built in storage.

2.0m x 1.96m (6' 7" x 6' 5")

En suite bathroom with double size shower.

Bedroom two

3.2m x 3.2m (10' 6" x 10' 6")

Light and airy bedroom with built in wardrobe. Window looking out to the side of the house. Carpets and pendant lights.

Bedroom three

4.2m x 2.9m (13' 9" x 9' 6")

Light and airy bedroom with built in wardrobe. Window looking out to the front of the house. Carpets and pendant lights.

Family Bathroom

Suite in white comprising large bath with chrome mixer taps and hand shower. Low level WC with concealed cistern. Wide wash hand basin with LED mirror and tiled splashback. Walk in double sized shower with glass front, tiled walls. Fitted with both rainfall shower head and separate hand shower fitting. Extractor. Stainless steel towel rail.

Bedroom four

4.5m x 2.7m (14' 9" x 8' 10")

Dormer feature window with built in wardrobe. Window looking out to the front of the house. Carpets and pendant light. Door into Jack & Jill bathroom.

Jack and Jill Shower Room

Double size shower, fitted sink and storage, toilet. Velux window. Tiled walls and flooring.

Bedroom five

3.2m x 2.7m (10' 6" x 8' 10")

Light and airy bedroom with built in wardrobe. Window looking out to the front of the house. Mezzanine secondary bed above current bed, accessed by a ladder. Carpets and pendant lights. Door to Jack & Jill shower room.

Bedroom six

3.3m x 2.6m (10' 10" x 8' 6")

Light and airy bedroom. Window looking out to the side of the house. Carpets and pendant lights. Curved wall that mirrors the stylish clay wall on the landing.

External

Driveway

Spacious driveway with ample room to park multiple cars / horse lorry etc. Driveway has recently been stoned and drains very well. Long drive approach to the house, parking to the front and back.

Orchard / front lawn

Attractive south westerly facing orchard to the front of the house. Trees include apple and fig trees. Also a line of silver birch trees along the driveway.

Garden and terrace

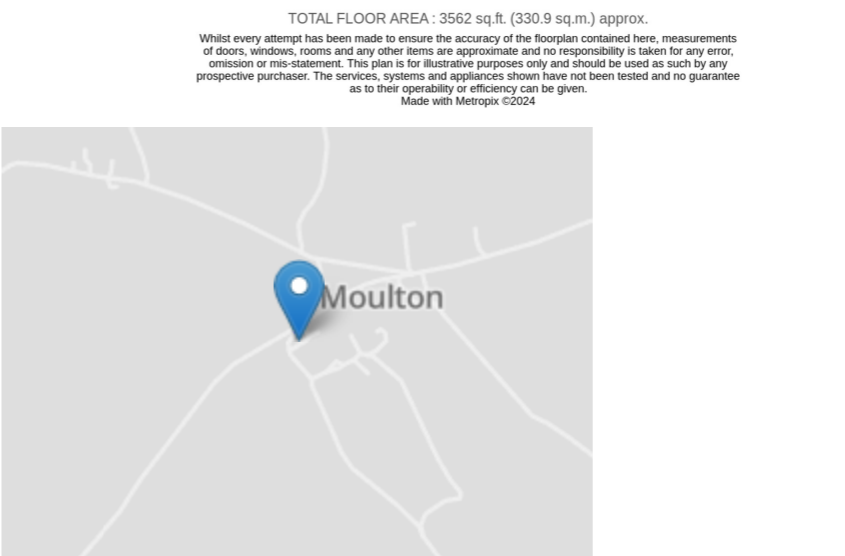
The garden is mainly laid to lawn with mature shrubs and smaller trees. A large paved terrace stretches out the whole length of the house with doors to the kitchen, living room and boot room. A great spot for family BBQ's, summer parties and just enjoying the privacy and peace and quiet of the countryside.


Stables and garage

Large multi car purpose built garage with electric doors, electric and running water in place. Stables block consisting of wooden exterior and breeze block partition walls. Lockable tackroom with sink, fridge and storage. Covered haybarn/wood barn to the end of the block. Concrete area in front of stables with wooden post and rail paddock. LPG gas tank to the side of the property.

Paddock and woodland

Paddock that is gated at the top and bottom and fenced by wooden post and rail. Septic tank access located in paddock. Wooden fencing runs along the perimeter fence behind a line of trees. A beautiful native bluebell woodland reaches down behind the paddock to a stream on the border. There are a number of sizable native trees in the woodland, including Oak, Ash and Beech trees, as well as a rope swing over the stream.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.