

**Peter  
Lane** &

**PARTNERS**  
— EST 1990 —  
**Town & Country**

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Whitwell House is a fabulous Grade II listed Georgian home offering some wonderful character elements and substantial five bedroom family sized accommodation. The original Georgian house has been extended over the years with bay windows and a garden room added in the late 1920's/early 1930's and the Orangery was added by the current owner in 1996.

Most recently the sash windows have all been renovated using Fineo ultra-thin double glazing giving exceptional thermal insulation and increasing the energy efficiency.

The formal gardens are stunning and there is a lovely selection of outbuildings and barns to suit every purpose. A really special home within a desirable village location.









## STAINED GLASS PANEL DOOR WITH LEADED LIGHT STAINED PANELS TO

### ENTRANCE PORCH

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

Vaulted roof line with panel work, decorative tiled flooring, etched glass panel door to

### RECEPTION HALL

16' 9" x 6' 0" (5.11m x 1.83m)

Single panel radiator, stairs to first floor with stair rods, original panel work, large under stairs recess, coats hanging area, fixed display shelving, dado rail.

### LIBRARY

21' 4" x 14' 2" (6.50m x 4.32m)

A double aspect room with a bespoke range of burr Oak cabinetry incorporating fixed display shelving, cabinet storage, drawer units, sash bay picture window to front aspect, two double panel radiators, wall light points, picture rail, rear square bay with sealed unit sash windows and French doors leading to **Garden Room** and overlooking the side garden, telephone point and internet connection.

### HEAVY PANEL DOOR

With glazed arch leads to

### DRAWING ROOM

19' 2" x 18' 11" (5.84m x 5.77m)

A light, double aspect room with sealed unit sash picture bay windows to front elevation, two double panel radiators, central functional feature fireplace finished in natural limestone, TV point, telephone point, glazed internal double doors to **Orangery**, Teak parquet flooring.

### ORANGERY

31' 7" x 13' 4" (9.63m x 4.06m)

Of brick based hardwood sealed unit double glazed construction, with impressive vaulted roof lines and reinforced glazed roofing, French doors access garden terrace to the rear, two free standing cast iron radiators, double panel radiator, Indian slate flooring.

### GARDEN ROOM

15' 3" x 9' 10" (4.65m x 3.00m)

Of brick based lean to glazed construction with door to rear garden, established Vine, extensive shelving, internal water tank, quarry tiled flooring.

### INNER HALL

Ceramic tiled flooring, leading to

### CLOAKROOM

Fitted with low level WC, internal glazed window to **Orangery**, vinyl floor covering.

### DINING ROOM

18' 10" x 15' 2" (5.74m x 4.62m)

Sealed unit sash bay picture windows to front elevation, double panel radiator, fully functioning servants bells, central tiled fireplace recess with inset gas fired four oven Aga, cabinet storage, dimmer switch, Rhodesian Mahogany parquet flooring finished in herringbone pattern.







## KITCHEN/BREAKFAST ROOM

14' 5" x 14' 4" (4.39m x 4.37m)

A double aspect room with sealed unit sash picture windows to front and side aspects, double panel radiator, under stairs storage cupboard housing burglar alarm controls, door to secondary staircase to first floor, fitted in a bespoke range of Oak base and wall mounted cabinets with complementing granite work surfaces and tiled surrounds, glass fronted display cabinets, corner shelf display units, display shelving, integral electric oven and gas hob with bridging unit and extractor fitted above, Franke single drainer one and a half bowl stainless steel sink unit with mixer tap with water softener unit beneath, plumbing for automatic dishwasher, over lit pelmet, ceramic tiled flooring, inner door to

## WALK IN PANTRY

9' 4" x 8' 8" (2.84m x 2.64m)

Side sash picture window to garden aspect, fixed shelving, slate work surfaces, tiling, appliance spaces, tiled sill, quarry tiled flooring.

## REAR ENTRANCE HALL/BOOT ROOM

6' 11" x 3' 10" (2.11m x 1.17m)

Glazed window and door to garden aspect, coats hanging area, exposed internal brickwork, ceramic tiled flooring.

## LAUNDRY ROOM

8' 9" x 6' 6" (2.67m x 1.98m)

Picture window to garden aspect, wall mounted gas fired Worcester Bosch central heating boiler serving hot water system and radiators, inset double bowl sink unit with mixer tap, appliance spaces, ceramic tiled flooring.

## FIRST FLOOR LANDING

42' 0" x 5' 0" (12.80m x 1.52m)

Two picture windows to garden aspect to the rear, part vaulted ceiling line, dado rail, double panel radiator, twin double glazed sky light windows, secondary staircase extends to the ground floor.

## BEDROOM 1

19' 5" x 16' 4" (5.92m x 4.98m)

A substantial double aspect room with sealed unit sash picture window into bay to front elevation and twin sash picture windows to rear aspect offering views over the gardens to the rear, two double panel radiators, walk in wardrobe with hanging and shelving measuring 5' 7" x 3' 8" (1.70m x 1.12m), access to secondary loft space.

## BEDROOM 2

15' 5" x 13' 1" (4.70m x 3.99m)

Sash picture window into bay to front aspect, double panel radiator.

## EN SUITE BATHROOM

13' 1" x 5' 3" (3.99m x 1.60m)

(Serving bedrooms 2 and 3) Fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap, cabinet storage and drawer unit, fixed display shelving, extensive tiling, heated towel rail, panel corner bath with power shower fitted above, extractor, recessed lighting, Bamboo flooring.







### BEDROOM 3

15' 8" x 15' 4" (4.78m x 4.67m)

Sash picture bay window to front aspect, fixed display shelving, cabinet storage, double panel radiator, access to boarded loft space via ladder giving extensive storage and has been double insulated to improve energy efficiency.

### BEDROOM 4

13' 5" x 9' 6" (4.09m x 2.90m)

Sash picture window to side elevation, exposed structural timber work, single panel radiator, walk in wardrobe with hanging and shelving.

### BEDROOM 5

10' 10" x 9' 1" (3.30m x 2.77m)

Sash picture window to side aspect, part vaulted roof line, double panel radiator.

### FAMILY BATHROOM

10' 0" x 7' 5" (3.05m x 2.26m)

Re-fitted in a three piece suite comprising screened shower enclosure with independent power shower unit fitted over, panel spa bath with mixer tap, surface mounted oval sink unit with mono bloc mixer tap, Walnut cabinet storage, granite surfaces and over lit pelmet above, fixed display under lit recesses, glass shelved recess, chrome heated towel rail, Bamboo flooring.

### WALK IN AIRING CUPBOARD

7' 3" x 5' 3" (2.21m x 1.60m)

Housing hot water cylinder, shelving, power and lighting, tongue and groove panel work.

### SEPARATE WC

7' 3" x 3' 4" (2.21m x 1.02m)

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap and glass tiling, sash picture window to garden aspect, single panel radiator, Bamboo flooring.





### OUTSIDE FRONT

The property is approached via double timber gates accessing the extensive resin and granite driveway giving parking provision for a number of vehicles. There is a large **Detached Double Garage** measuring 19' 8" x 15' 9" (5.99m x 4.80m) with single electrically operated up and over roller door, separate consumer unit, window to rear aspect, eaves storage space, power and lighting. Adjoining the **Double Garage** is a **Brick Built Storage Shed/Barn** measuring 10' 10" x 5' 4" (3.30m x 1.63m) with lighting.

### OUTSIDE REAR

The gardens are beautifully arranged in formal style with extensive terracing and brick constructed planters, a large stocked variety of ornamental shrubs edged in brick work, mature evergreen and deciduous trees and a central area of lawn, ornamental pond. The formal gardens extend through a door leading into a brick paved labyrinth. A further selection of ornamental trees and shrubs and an established easterly woodland boundary offering a good degree of privacy.



### OUTBUILDINGS

There is a fabulous range of outbuildings incorporating **Barn/Workshop** measuring 11' 10" x 10' 5" (3.61m x 3.17m) of brick based timber construction and clad with power, lighting and housing the electric pump for the water well. There is an adjoining **Barn** 13' 1" x 12' 6" (3.99m x 3.81m) with lighting. Former **Stable** with original trough measuring 12' 6" x 10' 6" (3.81m x 3.20m) and two additional stables **Stable 1** measuring 15' 1" x 10' 2" (4.60m x 3.10m) and **Stable 2** measuring 15' 9" x 12' 2" (4.80m x 3.71m) all with lighting. There is a **Work Shop** measuring 17' 1" x 16' 4" (5.21m x 4.98m) with power, lighting and private door to the rear garden.

### TENURE

Freehold

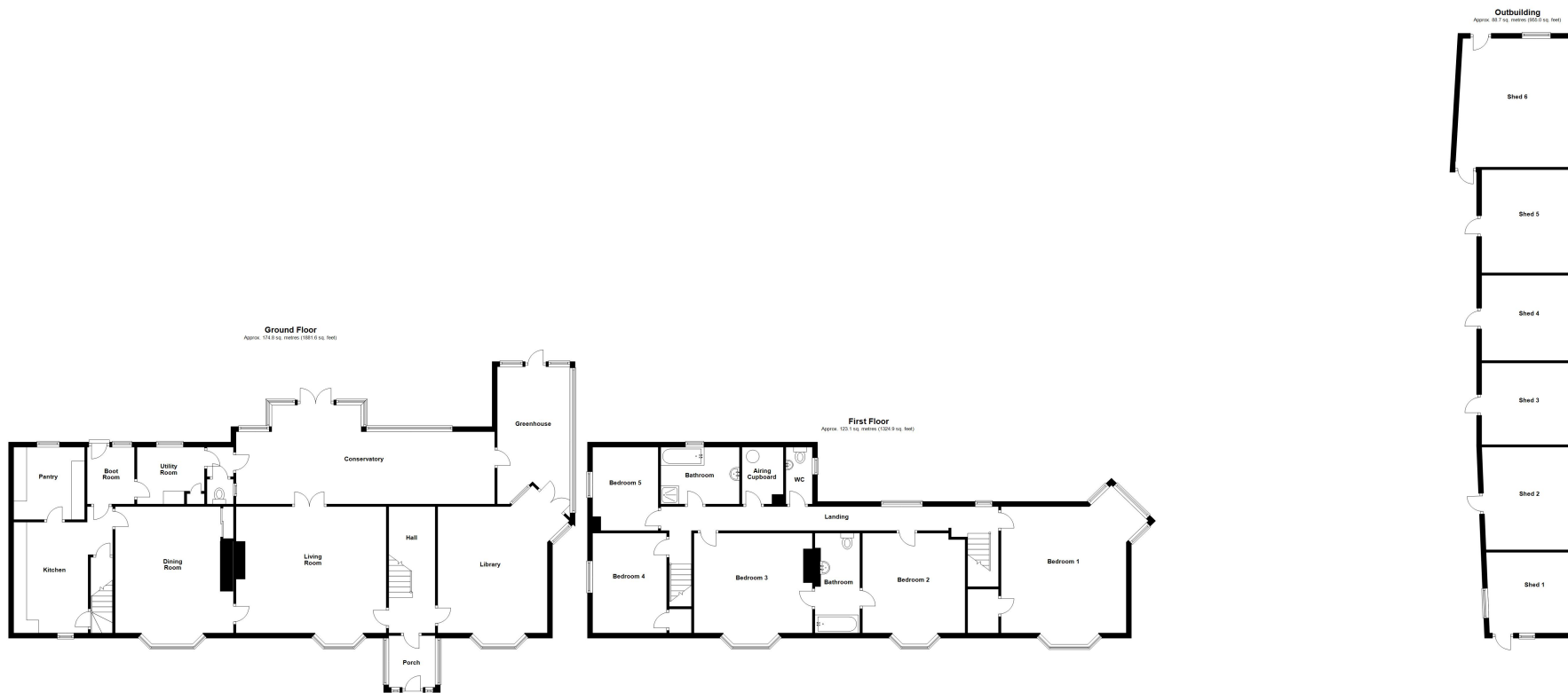
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