

FOR SALE | Guide Price £1,500,000 | Church Road, Whitchurch, Cardiff, South Glamorgan CF14 2DY

EXCEPTIONAL PERIOD HOME LOCATED ON ONE OF WHITCHURCH'S MOST HIGHLY REGARDED ROADS.



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### Description

Chambers Estate Agents have the absolute privilege of bringing to the market this truly exceptional period family home located on Church Road, Whitchurch.

The property, known as 'Green Bank' and built in 1899, has been comprehensively extended and modernised by the current owners and it provides over 4200 square feet of contemporary accommodation spanning over 3 floors. The accommodation briefly comprises entrance hall, living room, dining room/music room, family room, kitchen/breakfast room, snug/study, home gym, ground floor shower room, laundry room and integral access to the garage. To the first floor are five bedrooms, four of which benefit from en-suite facilities, with the master bedroom enjoying a dual aspect, walk in wardrobe and en-suite bathroom, and a further family bathroom. There is a feature gallery landing, complete with laundry chute, overlooking the entrance hall and a formal staircase leading to a completely self-contained sixth bedroom with a compact kitchenette and en-suite shower room.

The entrance hall itself is a feature with a nod to the old as the original Victorian brick-work greets you upon entering the property. It is relatively difficult to pick just one room as a feature of the ground floor, let alone the whole property, but the kitchen/breakfast room with its huge expanse of glass and natural light is difficult to ignore. The owners have created an extraordinary open plan space that would suit today's modern way of living. The kitchen, a bespoke design via Sigma3, includes a range of high-end Neff integrated appliances to include a bank of no less than 3 eye level ovens, ordinary, steam and a microwave oven, dishwasher, induction hob with pop-up extractor fan and a 'Quooker' instant hot water tap located on the split level island all complemented by under-floor heating throughout the kitchen space.

The accommodation on the ground floor was designed to be versatile and could easily be used to accommodate extended family, if required, with the ground floor annexe/sitting room an obvious choice for a rather spacious 'Granny' flat.

This home has been finished to a high standard throughout and the sheer quality of the finishes is its biggest selling point. Situated on a south-east aspect, the property is laid to lawn with mature trees, two shrubs and a secluded spot at the bottom of the garden.



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. Church Road is large and is home to a number of businesses. This property is just a short walk from Whitchurch has to offer.