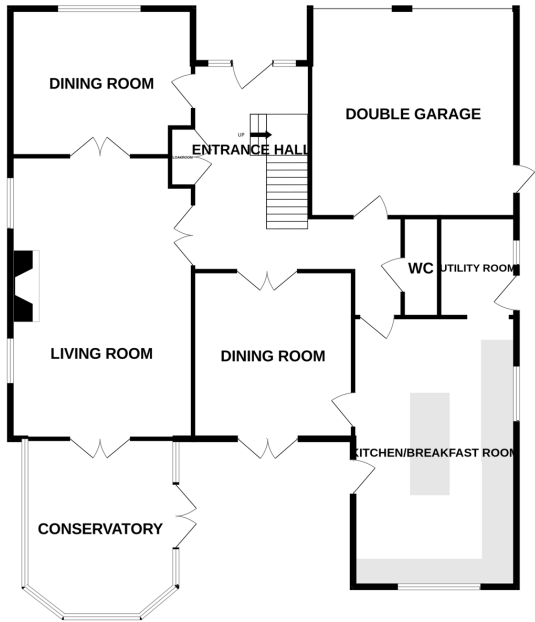
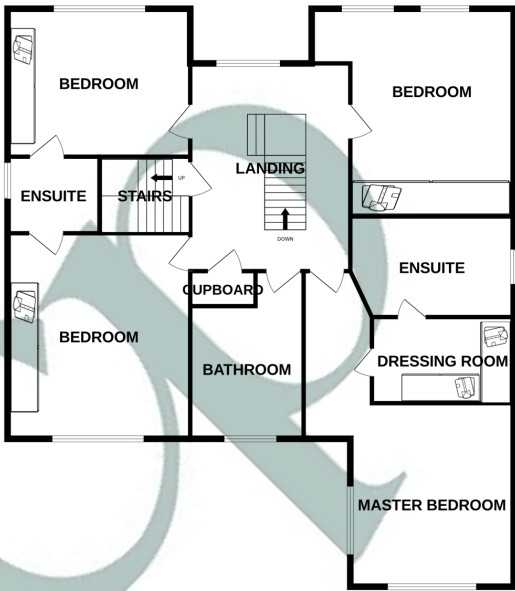




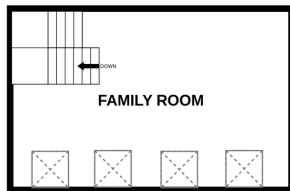
GROUND FLOOR



1ST FLOOR



2ND FLOOR



59 CLOPHILL ROAD, UPPER GRAVENHURST

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing by appointment only

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A truly magnificent, individually built Five double bedroom family residence Approaching 4,500sq ft with mature landscaped gardens and panoramic views overlooking the open countryside.

- 25ft lounge with brick feature fireplace and log burner.
- Separate family room and dining room.
- Main bedroom with dressing room and ensuite bath and shower room.
- 4,500sq ft of versatile Accommodation
- Double garage with ample driveway parking for at least Six cars

## Ground Floor

### Entrance Hall

Entrance door and double glazed window to the front, Ash hardwood stairs rising to first floor with galleried landing, dado rail and decorative coving, wall light points, coats cupboard, Karndean flooring, radiator.

### Cloakroom

A suite comprising of a low level WC, vanity unit wash hand basin, ceramic tiled flooring, radiator.

### Lounge

25' 5" x 15' 0" (7.75m x 4.57m) Brick feature fireplace with multi-fuel log burner and oak mantle, decorative coving and wall light points, Karndean flooring, double glazed window to the side, radiator.

### Conservatory

16' 0" x 13' 2" (4.88m x 4.01m) Brick dwarf wall and double glazed construction, air-conditioning, wall light points, ceramic tiled flooring.

### Dining Room

16' 4" x 15' 2" (4.98m x 4.62m) Double glazed window to the front, decorative coving, Karndean flooring, radiator.

### Family Room

14' 11" x 14' 3" (4.55m x 4.34m) French doors opening to the rear, decorative coving, Karndean flooring, radiator.

### Kitchen/Breakfast Room

21' 02" x 14' 9" (6.45m x 4.50m) An impressive range of base, wall mounted and display units with granite work surfaces and matching central island, 1.5 basin enamel sink and drainer, Rangemaster oven with 6 ring gas hob and extractor over, built-in microwave and dishwasher, integrated Fridge & Freezer, double glazed windows to the rear and side, door to the rear, radiator.

### Utility

Base and wall mounted units, stainless steel sink and drainer, door to the side, space and plumbing for washing machine, ceramic tiled flooring, oil-fired boiler,space for American Style Fridge/Freezer.

## First Floor

### Galleried Landing

Built-in airing cupboard, double glazed window to the front, radiator.

### Master Bedroom

24' 1" x 19' 10" > 14' 10" (7.34m x 6.05m > 4.52m) Two double glazed windows to the rear, coving, radiator.

### Dressing Room/Ensuite

13' 0" x 8' 4" (3.96m x 2.54m) Fitted wardrobes, ensuite comprising of a panelled bath and separate shower cubicle, low level WC and bidet, wash hand basin, fitted vanity units, heated towel rail, double glazed window to the side.

### Bedroom Two

18' 6" x 14' 10" (5.64m x 4.52m) Fitted wardrobes, coving, double glazed window to the rear, radiator.

### Ensuite

A "Jack&Jill" suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the side, Heated Towel rail.

### Bedroom Three

14' 4" x 13' 7" excl. wardrobes (4.37m x 4.14m) Fitted wardrobes, double glazed window to the front, radiator.

### Bedroom Four

18' 5" x 13' 1" (5.61m x 3.99m) Fitted wardrobes, double glazed window to the front, radiator.

### Bathroom

A suite comprising of a corner bath and separate shower cubicle, low level WC, wash hand basin,Bidet, double glazed window to the rear, radiator.

## Second Floor

### Guest Suite/Bedroom Five

24' 10" x 16' 3" (7.57m x 4.95m) Bose surround sound system, eaves storage, wall light points, Velux windows to the rear, radiator.

## Outside

### Front Garden

Electrically operated wrought iron gates, shaped lawn area with mature shrubs and flower borders. Access to the rear.

### Double Garage

16' 7" x 18' 3" (5.05m x 5.56m) Electrically operated two up and over doors plus a large driveway to the front providing ample off-road parking for up to Six Cars.

### Rear Garden

This attractive and mature rear garden offers a beautifully landscaped retreat, blending lush greenery with thoughtfully designed outdoor living spaces. Offering several inviting seating areas,including a "lean-to" with lights and a hot tube (subject to separate negotiations) each perfectly positioned to enjoy sun or shade throughout the day, ideal for entertaining or quiet relaxation. The garden is framed by mature trees, vibrant flower beds, and well-maintained shrubs, creating a sense of privacy and tranquillity. Adding charm and functionality, a selection of outbuildings—including a stylish summerhouse and a practical garden shed—enhances the space, providing versatile options for storage, hobbies, or a peaceful home office.

### Separate Detached Barn

15' 0" x 22' 9" (4.57m x 6.93m)  
Cavity Wall construction timber clad with tiled roof.Wall mounted air conditioning unit (providing hot & cold air).Loft hatch,windows to side/rear.Laminate floor,doors to storage room.  
This barn has potential to provide further usage ie an annex (subject to Planning being approved).