



**BOXLEY ROAD**



£1,300,000 Freehold

## THE PROPERTY

This individual detached residence offers well-appointed and substantial accommodation throughout. Nestled in a small private road it is the ideal family home to retreat to and entertain friends and family. In addition to the main house there is a wonderful, detached guest annexe. The approach to the house is via a large tarmac and gravel driveway that can accommodate numerous vehicles. The spacious hallway leads to the main living room with fireplace and dual aspect windows and doors to the garden. There is a formal dining room for entertaining and a library / study adjacent to the hall.

The heart of the home is the expansive kitchen / breakfast room, incorporating two ovens, an induction hob, wine chiller, instant hot water tap and an island with silestone work surfaces. Leading through the kitchen is the garden room/orangery with rain sensor Velux windows to the vaulted ceiling. There is a utility room and a games room (formally the garage which can easily be reverted to garaging space if required). The ground floor benefits from zoned heating. The landing to the first floor is of good size. All five bedrooms are of double size and have ample storage. The principal bedroom has four double built in wardrobes and has a bespoke en-suite of award winning design benefitting from a bath and an aqualisa programmable shower. The family bathroom is large with a deep bath, shower cubicle and two wash hand basins. Externally the garden is secluded from neighbours and is laid to lawn with a patio area and the guest annexe nestles into the garden.

Annexe – This is a contemporary open plan living accommodation with modern kitchen, two bedrooms and a bathroom. It has its own decked area on which to unwind and relax. Ideal for family or friends to stay.

This is a delightful property, and must be viewed to be fully appreciated. Located in Walderslade this has great access to the local Walderslade shopping village. Walderslade woods are also nearby, ideal for walks with the family.





**Entrance Hall**

27' 6" x 8' 4" (8.38m x 2.54m)

**Living room / lounge**

19' 2" x 17' 5" (5.84m x 5.31m)

**Study / library**

14' 11" x 11' 0" (4.55m x 3.35m)

**Dining Room**

15' 0" x 11' 0" (4.57m x 3.35m)

**Garden room / orangery**

29' 0" x 12' 2" (8.84m x 3.71m)

**Kitchen / Breakfast Room**

19' 6" x 16' 7" (5.94m x 5.05m)

**Utility room**

9' 3" x 8' 0" (2.82m x 2.44m)

**Converted garage / games room**

18' 10" x 17' 3" (5.74m x 5.26m)

**Main bedroom**

19' 8" x 15' 0" (5.99m x 4.57m)

**En-suite**

15' 5" x 7' 4" (4.70m x 2.24m)

**Bedroom 2**

19' 8" x 16' 2" (5.99m x 4.93m)

**Bathroom**

12' 3" x 10' 10" (3.73m x 3.30m)

**Bedroom 3**

12' 10" x 11' 0" (3.91m x 3.35m)

**Bedroom 4**

12' 7" x 9' 4" (3.84m x 2.84m)

**Bedroom 5**

15' 9" x 9' 6" (4.80m x 2.90m)

**Garden**

160' 0" x 122' 0" (48.77m x 37.19m)

**Annexe - open plan living**

20' 10" x 18' 4" (6.35m x 5.59m)

**Main bedroom**

11' 7" x 9' 10" (3.53m x 3.00m)

**Bathroom**

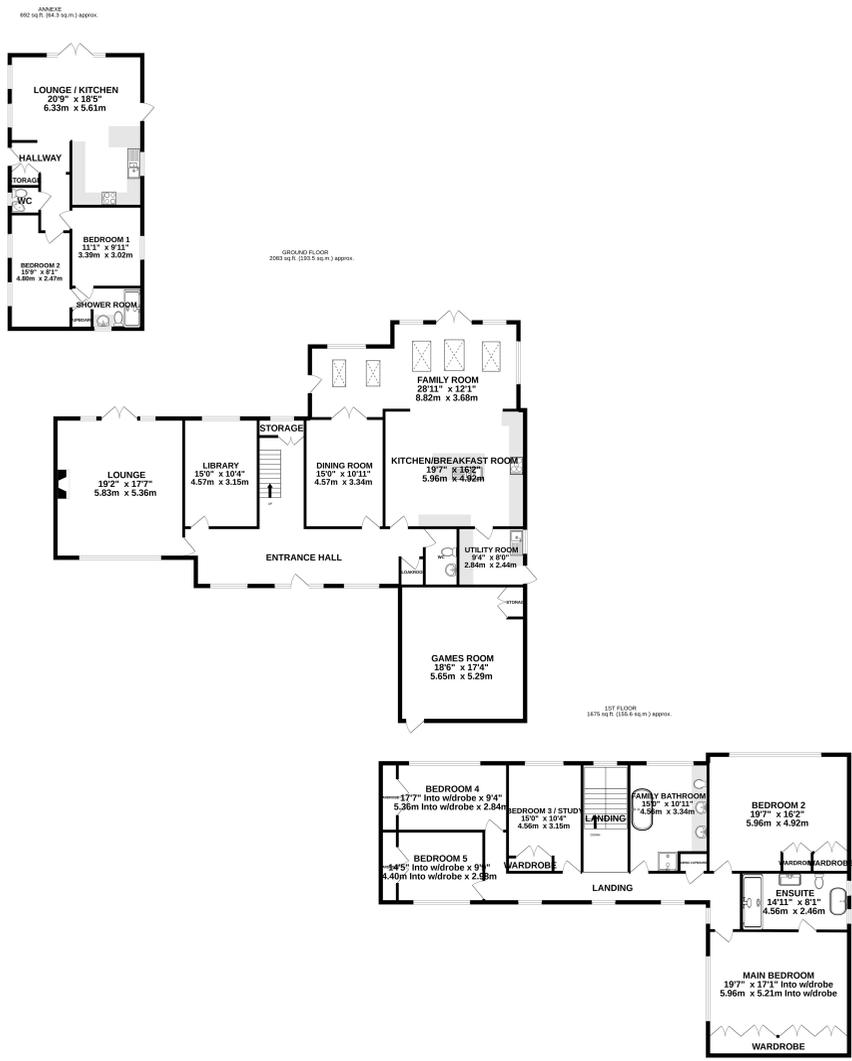
9' 10" x 5' 9" (3.00m x 1.75m)

**Bedroom 2**

16' 2" x 8' 1" (4.93m x 2.46m)



BOXLEY ROAD, WALDESLADE, KENT, ME5 9LJ



TOTAL FLOOR AREA : 4450 sq.ft. (413.4 sq.m.) approx.

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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## EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	73	78
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

### AGENT NOTES

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## Greyfox Prestige Walderslade

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