

- Detached House
- Kitchen/Dining & Living Room
- West Facing Rear Garden
- Council Tax Band G / EPC Rating C

- 6 / 7 Bedrooms
- Utility Room & Cloakroom WC
- High Specification

- Lounge and Family Room
- Garage with EV Charging
- Immaculately Presented



A very impressive and immaculately presented 7 bedroom, detached house, with west facing rear garden. The High Specification features include underfloor heating, solar panels, EV charger and built in Sonos speaker system. From the entrance hall doors to the magnificent Reception Hall with cloaks and media cupboards, understair storage cupboard, Cloakroom WC and gullwing staircase to the first and second floor landings.

The spacious reception rooms include a Formal Lounge with bay window to the front, a large Family Room to rear with double doors to the rear garden. The Kitchen/Dining & Living room is also to the rear and fitted with a good range of base and wall units with granite worktops, inset sink unit and Island unit incorporating a breakfast bar. Quality appliances include induction hob with extractor over, two ovens, microwave, coffee machine, wine cooler, dishwasher & Fridge Freezer. Two sets of double doors to the rear garden, door to a fitted utility room and integral Garage with electric access door. The First Floor Galleried Landing has storage cupboard. The Principle Bedroom Suite has dressing area and En-suite Bathroom. Four further bedrooms all with en-suite shower rooms. From the landing stairs to the 2nd floor landing with seating area. Bedroom 6 and Bedroom 7 / Cinema have the use of a shower/exercise room.

Externally, entrance gates opening to a large drive providing ample parking and a front lawn with planted borders. The west facing rear garden has sun terrace, with hot tub, outdoor barbecue, lawn and mature trees and shrubs.

Entrance Hall 5'9" x 4'10" (1.778 x 1.475)

Reception Hall 20'7" x 10'10" (6.287 x 3.316)

Cloakroom WC

Lounge 24'7" x 14'2" into bay (7.514 x 4.326 into bay)

Family Room 23'8" x 14'2" (7.218 x 4.338)

Kitchen/Dining & Living Room 17'9" x 16'8" plus 17'6" x 11'6" (5.426 x 5.089 plus 5.338 x 3.520)

Utility Room 11'4" x 7'1" (3.457 x 2.167)

Garage 19'6" x 16'4" (5.944 x 4.991)

First Floor Landing

Bedroom 1 16'9" x 14'6" (5.114 x 4.427)

Dressing Area

En-suite Bathroom

Bedroom 2 or Gym 16'11" x 16'9" (5.170 x 5.109)

En-suite Shower Room

Bedroom 3 19'4" x 14'3" (5.915 x 4.358)

En-suite Shower Room

Bedroom 4 24'9" x 14'2" (7.548 x 4.343)

En-suite Shower Room

Bedroom 5 or Study 13'1" x 11'6" (3.999 x 3.513)

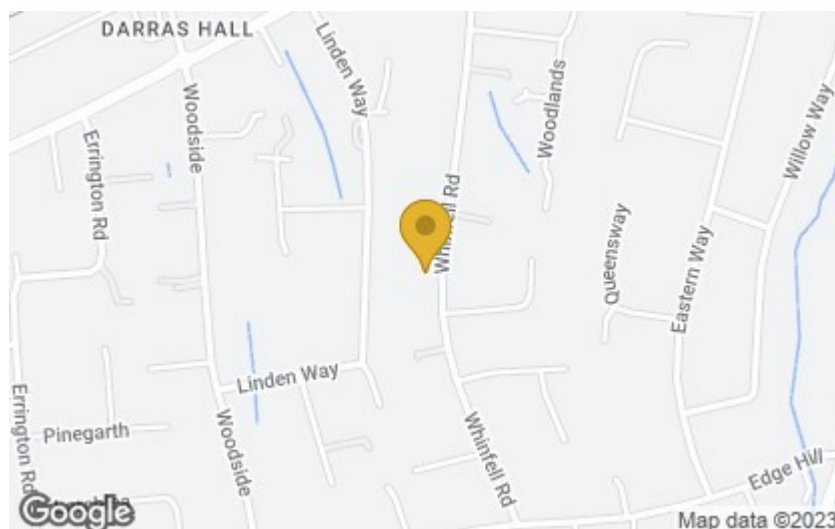
En-suite Shower Room

Second Floor Landing / Sitting Area 13'0" x 11'5" (3.983 x 3.501)

Bedroom 6 22'9" x 11'2" (6.949 x 3.421)

Cinema & Bedroom 7 35'4" x 12'9" (10.775 x 3.911)

Shower Room



Energy Performance: Current C Potential B

Council Tax Band: G

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.