



- 4 Bed Detached House
- Stunning 39' Kitchen/Dining/Orangery
- Cloakroom/WC
- Lovely Position with Views
- Extended & Beautifully Appointed
- 2 En Suites + Jack 'n' Jill Shower/WC
- Electric Gates
- 28' Lounge with Superb Media Wall
- Garage & Gym
- Landscaped Family Gardens

A beautifully appointed and extended 4 bedroomed detached house, occupying a lovely position on the estate with views over surrounding countryside. Considerably refurbished and updated to a high standard by the current owners, with polished tiled floors to much of the ground floor, along with ornate corniced ceilings, the property is approached through a stone pillared entrance with electric gates. There is a pleasant and spacious tiled Portico leading to the front door. The Reception Hall leads to the Cloakroom/WC and the Lounge, with French doors to the front and the orangery to the rear, with the focal point being a superb slate media wall with CVO contemporary gas fire. The fabulous refurbished Kitchen is open to a stunning 39' Orangery, with the kitchen fitted with a comprehensive range of units, with silestone work surfaces, two islands, 2 split level ovens, combi oven/microwave, warming drawer, 5 ring induction hob with retractable extractor, wine & champagne cooler, 2 sink units, Quooker tap, integral dishwasher and larder fridge & freezer and fitted circular seating. The orangery has 3 lantern roof lights and bi-fold doors to the garden. An oak and glass staircase leads from the hall to the First Floor Landing. Bedroom 1 is to the rear, with Bedroom 2 having views to the front and both having walk in wardrobes and En Suite Shower/WCs with low level wc's, wall mounted wash basins with storage under and recessed mirrors over and shower enclosures with rainhead and hand held showers. Bedrooms 3 and 4 share a Jack 'n' Jill Shower/WC with wc with concealed cistern, wash basin with storage under and open shower with rainhead and hand showers. There is a useful Gym/Utility created from a garage and a Garage with electric up and over door.



Externally, the generous landscaped gardens are lawned with a rockery, patio areas, gazebo, pond with fountain and borders stocked with shrubs and plants.

Reception Hall 12'3 x 9'2 (max) (3.73m x 2.79m (max))

Cloakroom/WC 6'0 x 2'6 (1.83m x 0.76m)

Lounge 22'0 x 28'4 (max) (6.71m x 8.64m (max))

Kitchen/Dining and Orangery 39'6 (max) x 26'0 (max) (12.04m (max) x 7.92m (max))

Gym 17'8 x 9'0 (5.38m x 2.74m)

First Floor Landing

Bedroom 1 15'8 x 10'5 (4.78m x 3.18m)

En Suite Shower/WC 10'0 x 5'9 (+dr recess) (3.05m x 1.75m (+dr recess))

Walk-In Wardrobe 7'9 x 4'4 (2.36m x 1.32m)

Bedroom 2 12'8 x 11'6 (3.86m x 3.51m)

En Suite Shower/WC 10'0 x 5'9 (3.05m x 1.75m)

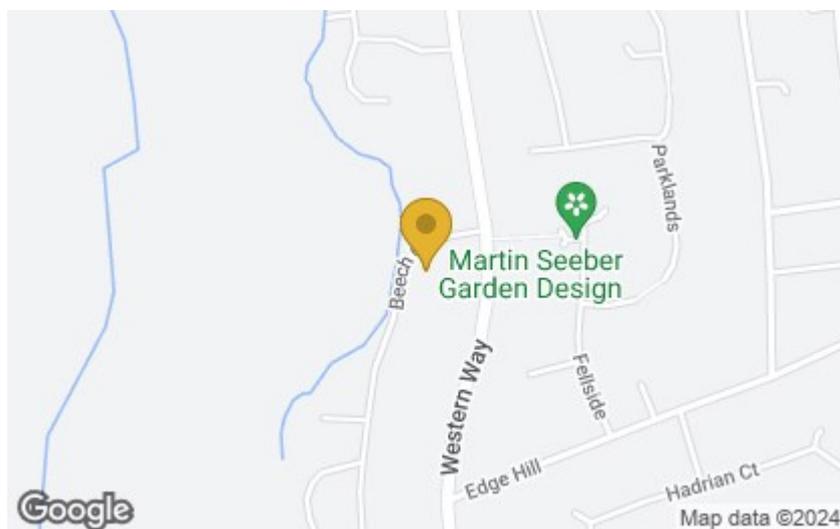
Walk-In Wardrobe 7'10 x 5'3 (2.39m x 1.60m)

Bedroom 3 13'0 x 10'3 (3.96m x 3.12m)

Jack 'n' Jill Shower/WC

Bedroom 4 10'10 x 8'6 (3.30m x 2.59m)

Garage 18'10 x 9'2 (5.74m x 2.79m)



Energy Performance: Current C Potential B

Council Tax Band: E

Distance from School:

Distance from Metro:

Distance from Village Centre:

All distances are approximate

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.