



London Road, Sandy, SG19 1DZ
Offer Over £750000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

UNEXPECTEDLY RE-AVAILABLE

Having been completely refurbished by the current owners over the past 11 years and finished to the very highest standard, this really is an absolute joy to bring to the market.

As you approach through the electric gates you get a 'sense' of what you might expect, but nothing prepares you for the sheer scale and quality of design that's waiting for you inside!! With accommodation arranged over two floors, the vast majority of the living space is laid out over the ground floor and WOW...does it deliver!! There's a HUGE open plan kitchen/ dining room with a bespoke German 'Eggersman' kitchen with a host of integrated 'Siemens' appliances and a 'Bora' hob all finished off with Spanish 'Porcelanosa' tiling to the floor and bi-folding hardwood doors opening out to the extensive patio and terrace. In addition, there's a large sitting room (also accessible from the kitchen/ dining room), a lovely master suite with walk in wardrobe/ dressing room and a luxury en suite shower room, three more bedrooms on the ground floor (one currently used as a gymnasium and the other as a study) and a stunning family bathroom. On the first floor is an absolutely enormous family room, along with two large bedrooms, a separate snug and another luxury bathroom!! Outside, as well as the patio/ terrace, there is a lovely landscaped garden area, a double garage (with electric up and over door) and extensive parking.

This really is an 'one off' and really does have to be seen to be fully appreciated.

Entrance Via

Entrance Lobby

10'9 max x 9'9 max (3.28m max x 2.97m max)

Hallway

47'10 x 4'3 (14.58m x 1.30m)

Sitting Room

22'8 x 13'0 (6.91m x 3.96m)





Kitchen/ Dining Room
30'8 x 19'10 max (9.35m x 6.05m max)

Utility Room
10'5 x 9'10 (3.18m x 3.00m)

Bedroom One
17'4 x 13'0 (5.28m x 3.96m)

Walk In Wardrobe
9'2 x 8'3 (2.79m x 2.51m)

En Suite Shower Room
8'6 x 6'0 (2.59m x 1.83m)

Bedroom Four/ Gymnasium
20'6 x 9'9 (6.25m x 2.97m)

Bedroom Five
12'0 x 7'10 (3.66m x 2.39m)

Bedroom Six/ Study
11'7 x 8'6 (3.53m x 2.59m)

Bathroom
13'5 x 7'4 max (4.09m x 2.24m max)

First Floor Family Room
29'3 x 14'0 (8.92m x 4.27m)

Snug
11'4 x 10'4 (3.45m x 3.15m)

Bedroom Two
23'5 x 10'4 (7.14m x 3.15m)

First Floor Bathroom
10'4 x 8'4 (3.15m x 2.54m)

Bedroom Three
13'11 x 12'4 (4.24m x 3.76m)

Double Garage
20'4 x 15'5 (6.20m x 4.70m)

Rear Garden

Front Of Property



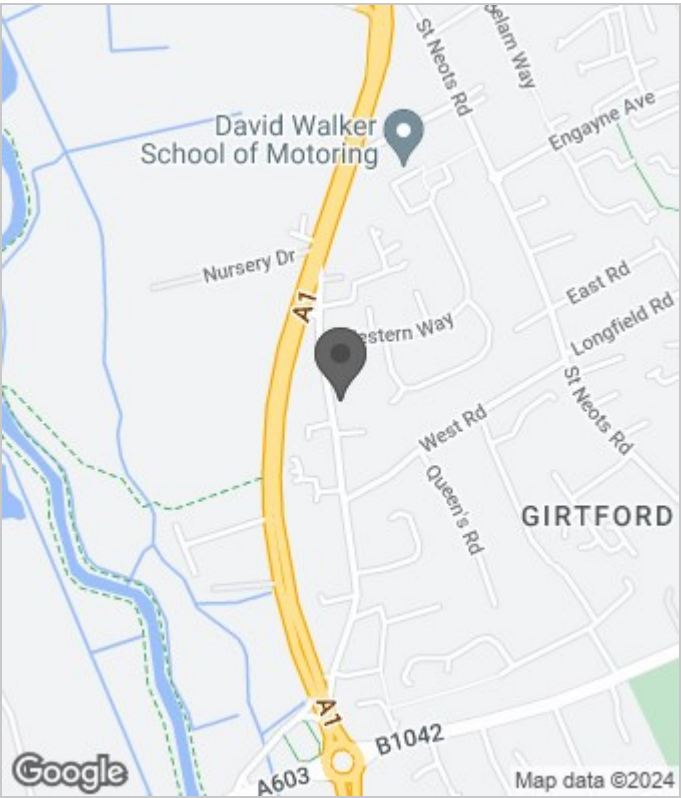
GROUND FLOOR
2472 sq.ft. (229.6 sq.m.) approx.



1ST FLOOR
1215 sq.ft. (112.8 sq.m.) approx.



TOTAL FLOOR AREA : 3686 sq.ft. (342.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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