



Nestled discreetly in this most exclusive of addresses is this exceptional gentlemen's residence built to exacting standards only 12 years ago by Banner Homes who are builders of excellent repute.

A gated shared drive (serving only one other similar property) opens to reveal this splendid family home that has been occupied by 'one careful owner'.

There are gardens to front, side and rear and a wealth of accommodation including a versatile and appealing ground floor bedroom suite. There are four further bedrooms, dining kitchen with family area and two splendid formal reception rooms plus study, a double garage with electric doors completes the picture of this outstanding family home.

Approach

Greeted with secure electronic gates to front with a shared blocked paved drive allows access to 'Arderne House'. A further blocked paved path with a neat and tidy lawn gives access to the property.

Entrance Hall

A spacious and welcoming hall with doors radiating off to all ground floor accommodation, stairs rise to first floor, two large storage cupboards, tiled under floor heating, spot lights.

Lounge

French doors open up onto the peaceful garden, gas fire with surround, under floor heating, Opus entertainment system.

Dining Room

Double glazed bay window to front, underfloor heating, Opus entertainment system.

Kitchen/Diner/Family Room

This superb open planned space is truly the heart of the home, the kitchen offers a variety of wall and base units with Quartz worksurfaces, along with multiple 'Siemens' integrated appliances: Double electric oven, microwave, coffee machine, induction hob with extractor above and dishwasher, two under counter fridge and freezers, centred island with inset dual sink with centred mixer tap, rise up electric sockets, under counter down lighting.

Two sets of French doors open into the garden, spot lights, under floor heating, Opus entertainment system, double glazed window to side.



Utility
Worksurface with base units under, stainless steel sink and drainer, plumbing for washing machine and dryer, tiled under floor heating, spot lights.

Guest Clockroom
Wash hand basin, w.c, chrome heated towel rail, double glazed window to front, tiled flooring, spot lights.

Study
Double glazed window to rear and side, under floor heating, Opus entertainment system.

Bedroom 5
Fitted wardrobes, door radiating off to en-suite, double glazed window to side.

En-Suite
Shower, wash hand basin, w.c, chrome heated towel rail.

Landing
Cupboard off housing immersion tank and access to loft space

Bedroom One
Double glazed window to side, three built in wardrobes, Opus sound system

Ensuite
Heated towel rail, shower, tiled floor and splash backs, extractor fan, double glazed window to side, low level w,c, his/hers sinks and bath with mixer tap

Bedroom Two
Double glazed window to front, under floor heating and built in wardrobe

Ensuite
Double glazed window to side, low level w,c, shower, wash hand basin with mixer tap, tiled floor and splash backs, heated towel rail and extractor fan

Bedroom Three
Double glazed window to front, cupboard off and under floor heating

Jack/Jill bathroom
Bath with mixer tap, wash hand basin with mixer tap, low level w,c, shower, heated towel rail, extractor fan, tiled floor and splash backs

Bedroom Four
Skylights, underfloor heating and cupboard off

Rear Garden
Slab patio with gravel surround, lawn, flower beds with plants and shrubs, all with fencing and hedging to enclose

Tenure (Freehold).
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Band H



Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £240 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

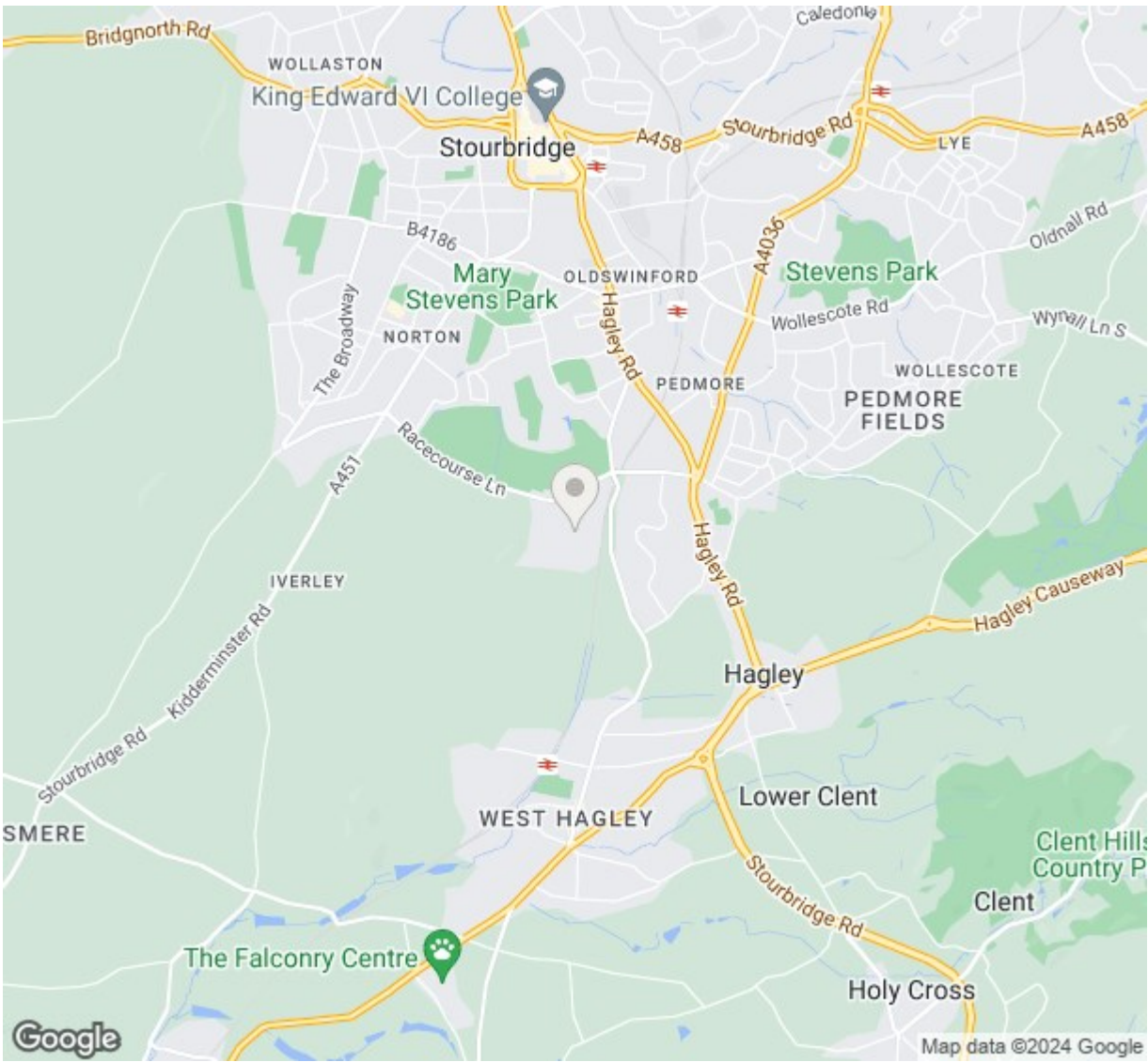
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

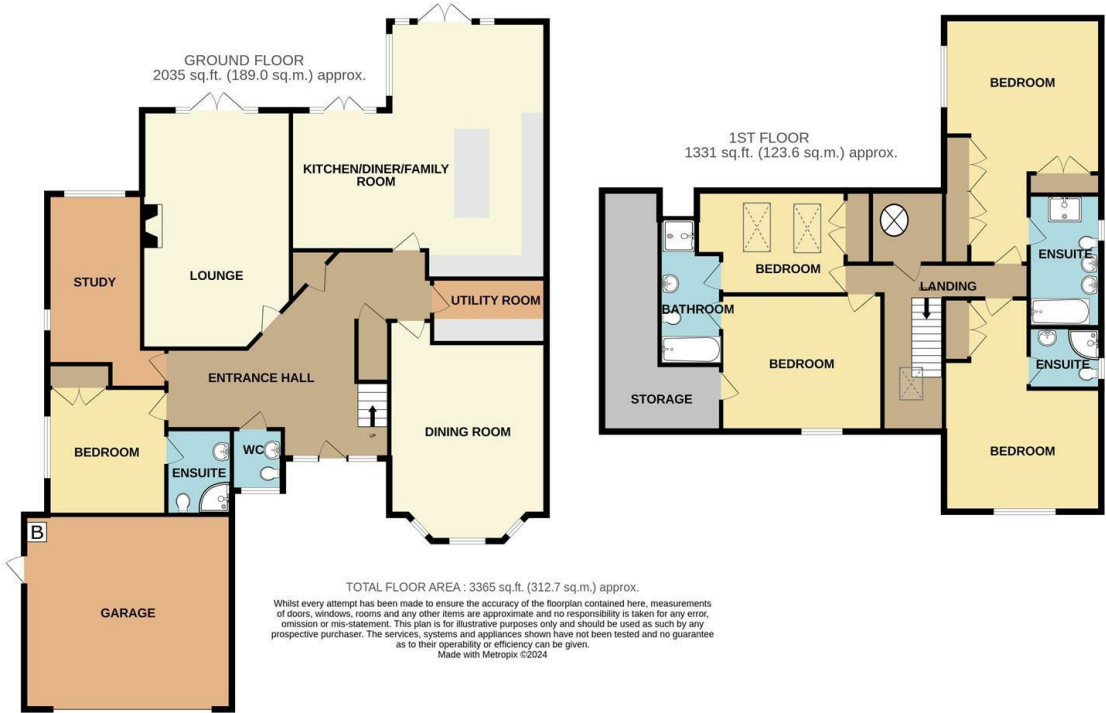
Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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