



**Parklands Manor Thorndon Approach
Herongate**

MEACOCK & JONES

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A superb spacious family house, well appointed throughout and situated in delightful grounds of 0.34 acre. This fine property is located in a convenient position in this popular private estate and is approached along a private driveway through wrought iron security gates. Parklands Manor benefits from five double bedrooms, three bright and spacious reception rooms, a contemporary kitchen/breakfast room, orangery and a splendid reception hall with galleried landing.

£1,395,000



A fine portico entrance with fluted Doric Columns leads to a hardwood panelled front door with obscure glazed panels to either side which opens to:-

Grand Reception Hall 15'6 x 14'7 reducing to 13' (4.72m x 4.45m reducing to 3.96m)

This is a magnificent bright and spacious entrance into this large family home from which a spindle balustrade galleried staircase rises to the first floor galleried landing. The 9ft high ceilings very much add to a feeling of space throughout this property. Ornate coved cornice to ceiling. Doors open to the:-

Family Room 15' x 13' (4.57m x 3.96m)

This is a splendid alternative to the formal drawing room and is illuminated by two large sash windows fitted to the front elevation. Radiator. Ornate coved cornice to ceiling and decorative ceiling rose.

Drawing Room 23' x 17' (7.01m x 5.18m)

This drawing room is a magnificent size and has been fitted with hardwood double glazed French doors with double glazed panels to either side that open to the rear garden sun terrace. Additional hardwood double glazed French doors with double glazed panels to either side open to the orangery. Ornate coved cornice to ceiling and decorative ceiling rose. A central feature is a gas coal effect fire set within an attractive limestone surround and hearth. Four wall points.

Orangery 12'2 x 11'1 (3.71m x 3.38m)

This is a delightful addition to this large family home constructed in 2012 by Westbury Garden Rooms. Hardwood multi-paned double glazed sash windows fitted to three elevations offer panoramic views of the very private and well tended rear garden. Additional light is drawn from a glazed atrium to the ceiling. Tiling to the floor with underfloor heating. Double glazed French doors lead to the rear garden.

Dining Room 16'1 x 15'2 (4.90m x 4.62m)

This is a very well proportioned room and an ideal size for evening entertaining. Ornate coved cornice to ceiling and decorative ceiling rose. Radiator. Hardwood double glazed French doors with panels to either side open to the rear garden terrace.

Kitchen/Breakfast Room 15' x 14'7 (4.57m x 4.45m)

This is a very modern and contemporary style kitchen fitted with a high quality range of light gloss units along three walls which comprise base cupboards, drawers and matching wall cabinets with concealed downlighting. A long granite worktop incorporates a one and a quarter bowl stainless steel sink unit with stainless steel drainer and mixer tap. Integrated appliances to remain include a Neff double oven with plate warmer below and Neff five ring induction hob with Neff stainless steel extractor hood fitted above. Recess able to accommodate a large American style fridge freezer. Integrated Neff dishwasher to remain. Spotlights and coved cornice to ceiling. Tiling to the floor. This kitchen is illuminated by a wide multi-paned window to the side elevation and two multi-paned sash windows fitted overlooking the expansive and private front garden. Radiator. Door to:-

Utility Room 11'1 x 6'5 (3.38m x 1.96m)

This is a very good companion to the kitchen/breakfast room. Fitted with a continuation of the light gloss units along two walls providing excellent storage facility. Matching granite worktops run throughout this room and incorporate a stainless steel single drainer sink unit with mixer tap and granite upstands. Space and plumbing for domestic appliances. Spotlights and coved cornice to ceiling. Hardwood multi-paned door provides access to the garden. Door to:-

Ground Floor Cloakroom

This is an attractive room fitted with a close coupled WC, vanity wash hand basin with cupboard below.

Heated ladder style towel rail. Tiling to the floor and part tiling to the walls with tasteful contrasting mosaic tiling. Coved cornice to ceiling. Multi-paned sash window to rear elevation.

First Floor Galleried Landing 24'5 max x 14'8 (7.44m max x 4.47m)

This is a lovely bright and spacious area drawing light from a multi-paned sash window to the front elevation. Ornate coved cornice to ceiling and decorative ceiling rose. Door to airing cupboard which incorporates hot water cylinder and slatted shelving. Doors to:-

Bedroom One 20'8 x 15'3 (6.30m x 4.65m)

This is a splendid master bedroom drawing maximum light from three large multi-paned sash windows fitted to the rear elevation overlooking the large secluded garden below. Ornate coved cornice to ceiling and decorative ceiling rose. Radiator. Door to:-

En-suite Bathroom

This is a very spacious en-suite fitted with a panel enclosed bath with mixer tap and handheld shower attachment. Close coupled WC, Bidet and tiled shower enclosure. Attractive mosaic effect tiling to floor and matching tiling to the walls. Spotlights and ornate coved cornice to ceiling. Radiator. Window to rear elevation.

Bedroom Two 15' x 11' max (4.57m x 3.35m max)

This is a delightful bedroom illuminated by two sash windows to the front elevation. Radiator. Ornate coved cornice to ceiling and decorative ceiling room.

Bedroom Three 15' x 9'9 (4.57m x 2.97m)

This is a very good bedroom situated at the front of the property and fitted with two multi-paned sash windows overlooking the front garden. Coved cornice to ceiling. Radiator.

Bedroom Four 15' x 9'9 (4.57m x 2.97m)

This is a spacious bedroom also fitted with two hardwood multi-paned sash windows to the rear elevation. Radiator. Ornate coved cornice to ceiling and decorative ceiling rose.

Bedroom Five 11'2 x 10' (3.40m x 3.05m)

It is worth noting that all five bedrooms within this property are good size double bedrooms. Multi-paned sash window fitted to the side elevation. Radiator. Ornate coved cornice to the ceiling and decorative ceiling rose.

Family Bathroom

This is a very luxuriously appointed room recently fitted with a panel enclosed bath, close coupled WC, contemporary style vanity wash hand basin with chromium mixer tap and cupboard below and wide tiled shower enclosure. Tiling to floor and to full ceiling height. Ornate coved cornice to ceiling. Heated ladder towel rail. Window to side elevation.

Rear Garden

The house is situated on a large plot and the rear garden has dimensions of 110' in depth and 80' in width. The total plot measures 0.34 acre. Running across the rear of the property is a paved terrace and the remainder of the garden is largely laid to lawn and dispersed with various mature plants, shrubs and trees helping to create a private and a very attractive garden setting. Garden shed to remain.

Front Garden

As previously mentioned, the house is approached along a private driveway behind wrought iron security gates. The house occupies an overall plot in excess of a third of an acre and is set almost 100' from the road. A large cobbled driveway which leads to the double garage provides off-street parking for a good many vehicles with ease. The remainder of the garden is laid to lawn and is screened from the road by mature hedgerows and trees.

Double Garage

The garage has internal dimensions of 20'8 x 16'4.

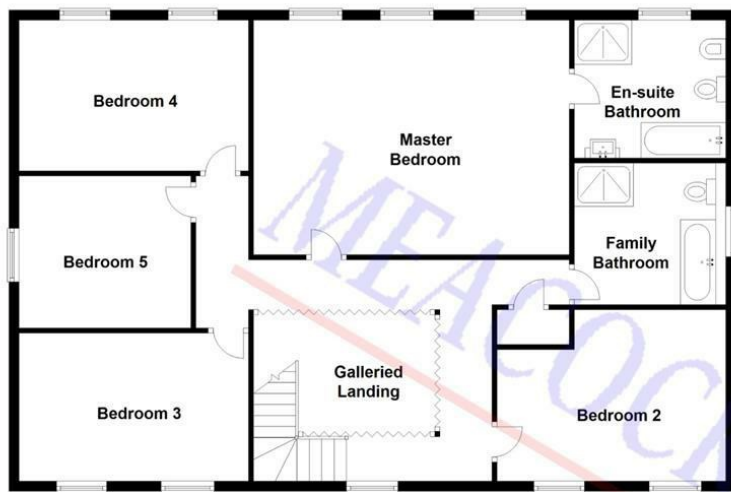
This is a very sizeable double garage fitted with a remote control electronically operated up and over door. This garage has power and light and has shelving fitted to either side. Meters and fuse box.

This garage draws light from a multi-paned window to the rear elevation and a glazed door provides access to the rear garden.





First Floor



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Ground Floor



APPROX INTERNAL FLOOR AREA
298 SQ M 3205 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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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	61	73
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	51	64
EU Directive 2002/91/EC		