



**Rookery Wood, Sully, CF64 5TX**



**welcome to**

## **Rookery Wood**

This self build property offers exceptional living accommodation to high specification including four bedrooms ,four reception rooms including games room and heated outdoor swimming pool .Viewing is highly recommended to avoid disappointment .



### Entrance Porch

Door to entrance porch, Double door to reception hall with wood effect flooring, gallery style stair way to first floor, double door into lounge, door to kitchen /diner, door to dining room,

### Cloakroom

Wood effect flooring, low level wc, wash hand basin, double glazed window to front.

### Lounge

21' 11" x 22' ( 6.68m x 6.71m )  
Double glazed bay fronted window to front, Inglenook style fire place, bi-folding door into orangery, ceramic flooring, TV point, telephone point, door to bar area.

### Orangery

18' 2" x 13' 7" ( 5.54m x 4.14m )  
Double glazed window to rear and side aspect, power point, two radiators, wall light, french door to rear.

### Bar

12' 8" x 8' 4" ( 3.86m x 2.54m )  
Built-in bar with hard wood and wood paneling, wood effect flooring, bi-folding door into the rear garden, door to game room and rear inner hall leading to store room and pool room.

### Rear Inner Hall

Ceramic flooring, door to rear garden & storage cupboard, door to pool room.

### Pool Room

10' x 8' 8" ( 3.05m x 2.64m )  
Shower room, low level wc, pool pump, wall mounted boiler, door to garden, double glazed window to rear.

### Tv Room

12' 1" x 12' 9" ( 3.68m x 3.89m )  
Double glazed window to front, radiator, TV point, Internet connection, arch to game room, radiator.

### Game Room

16' x 17' 6" ( 4.88m x 5.33m )  
Feature fire place, power point Pool table ( not included ), double glazed window to front, radiator

### Dining Room

17' 11" x 15' 10" ( 5.46m x 4.83m )  
Double glazed to front and side, coved ceiling, dado rail, radiator

### Kitchen/breakfast Room

29' x 10' 5" ( 8.84m x 3.18m )  
Fitted with wall and base units, space for range cooker, extractor hood, integral eye level oven, integral dish washer, granite work top, sink and drainer, double glazed window to rear, arch to breakfast area with centre island with built-in wine cooler, granite work top, pan drawer, two heated towel rail, door to utility room, double glazed french door to rear garden.

### Utility Room

11' 4" x 8' 9" ( 3.45m x 2.67m )  
Double glazed window to rear, plumbing for washing machine and space for further kitchen appliances, door to garage.

### Landing

Gallery style landing, double glazed window to rear, built-in wardrobe.

### Bedroom One

22' 9" Max x 22' 9" Max ( 6.93m Max x 6.93m Max )  
Double glazed window to front and rear, two radiators, a range of fitted wardrobes, bedside tables and chest of draws, inset light, dressing area, door to ensuite.

### Ensuite

14' 2" x 11' 11" ( 4.32m x 3.63m )  
Roll top bath, shower cubicle, his & her sinks, inset lights, obscured double glazed window to rear, heated towel rail, quartz tile flooring, wall mounted vanity cabinet.

### Bedroom Two

25' 3" Max x 10' 11" Max ( 7.70m Max x 3.33m Max )  
Double glazed window to front, two radiators, range of wardrobe and chest of draw, dressing table and shoe rack. TV point.

### Bedroom Three

17' 5" x 16' 1" ( 5.31m x 4.90m )  
Double glazed window to side, built-in wardrobe & chest of draw, TV point.

### Bedroom Four/gymnasium

28' 8" x 11' 6" ( 8.74m x 3.51m )  
A range of wardrobes, two radiators, two double glazed window to rear, chest of draws. Door to sauna.

### Sauna

6' 3" x 6' 1" ( 1.91m x 1.85m )  
Built-in bench, inset light, ceramic flooring.

### Bathroom

8' 2" x 7' 11" ( 2.49m x 2.41m )  
Corner Spa bath with built-in cabinet, wash hand basin, radiator, obscured double glazed window to rear.

### Shower Room

Shower cubicle, radiator, obscured double glazed window to rear.

### Wc

Low level wc, radiator, fully tiled, obscured double glazed window to rear.

### Grounds

Entered via remote control gate, landscaped garden with mature trees and shrubs, paved drive, laid to lawn, flower borders, outside light, car port and double garage, water feature, Rockery path to front door, to the rear with large patio area laid with Indian stone, swimming pool, raised decked sitting area, door to play area mostly laid with bark, selection of trees, mostly enclosed with fencing, the rear garden continues with laid to lawn, mature



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## welcome to Rookery Wood

- Superb Detached Property In Village Location
- Set In Half An Acre
- Spacious Living Accommodation
- Four Double Bedrooms
- Exceptional Accommodation

Tenure: Freehold EPC Rating: D

# £1,200,000



Please note the marker reflects the  
postcode not the actual property

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