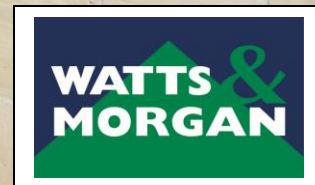




**FOX HOUSE,  
PENYLAN ROAD, ST BRIDES MAJOR, VALE OF GLAMORGAN, CF32 0SB**





# FOX HOUSE, PENYLAN ROAD, ST BRIDES MAJOR, CF32 0SB

A STUNNING, CONTEMPORARY FAMILY HOME IN THIS EVER POPULAR VILLAGE WHICH MUST BE VIEWED FOR THE THOUGHFULLY CONSIDERED, IMMACULATE ACCOMMODATION TO BE MOST FULLY APPRECIATED.

- Cardiff City Centre 20.6 miles
- Cowbridge 8.2 miles
- Bridgend Station 3.9 miles
- M4 (J35) 6.1 miles

## Accommodation and amenities:

### Ground Floor

Hallway • Cloakroom • Lounge • Dining Room • Study • Kitchen • Breakfast Room • Sun Room • Utility Room

### First Floor

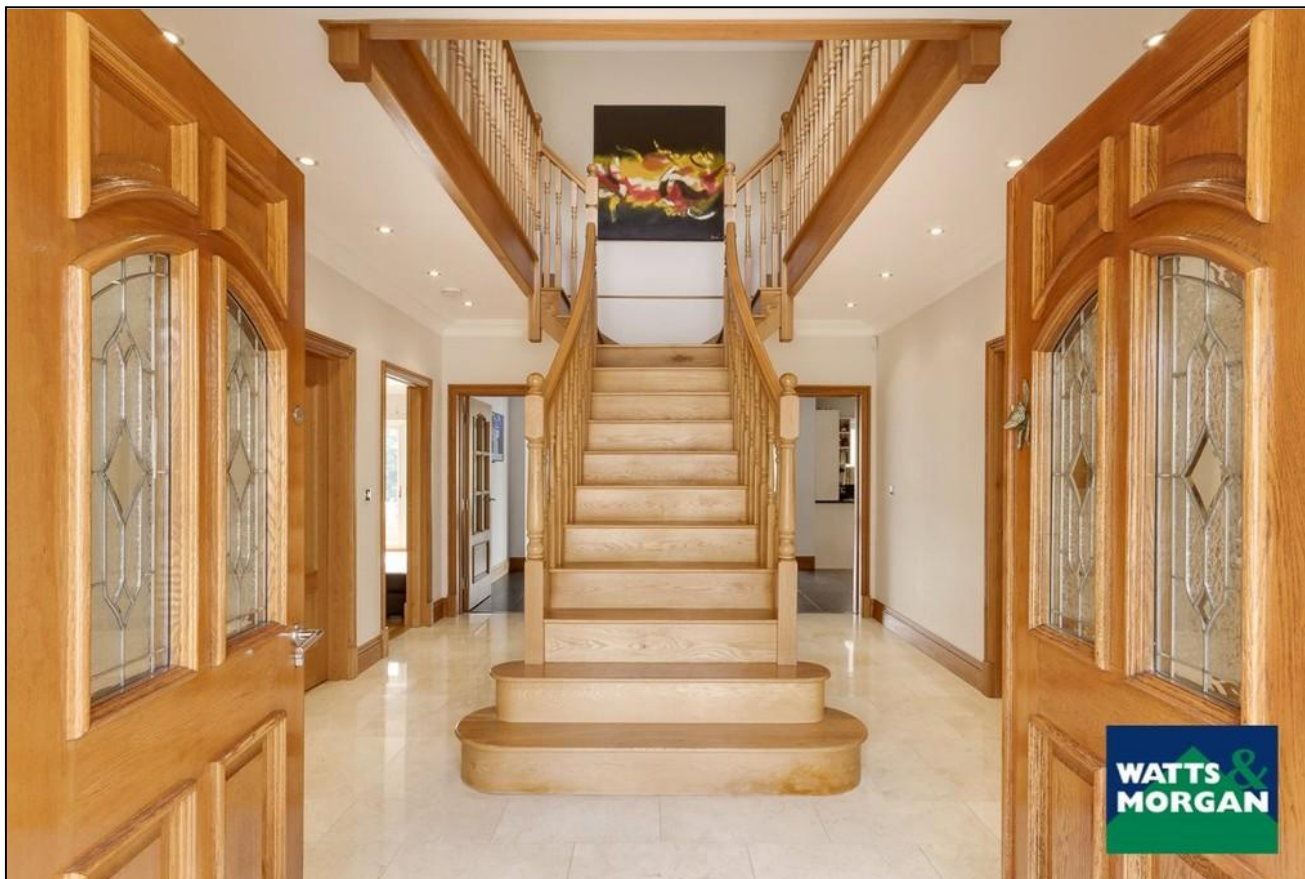
Galleried Landing • Master Bedroom with En Suite Bathroom • Second, En Suite Guest Bedroom • Bedrooms 3 and 4 with 'Jack & Jill' En Suite

### Second Floor

Entertainment Room

Parking • Double Garage • Gardens

EPC Rating C



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## SITUATION

St Brides Major is a picturesque Village situated to the western side of the Vale of Glamorgan. The Village has a general store, two popular public houses, Church, a well regarded junior school, Village pond and playing field. St Brides Major is in the catchment area for Cowbridge Comprehensive School. The beautiful market town of Cowbridge is just a short drive away and offers you a wealth of independent stores, boutiques, bars and restaurants. The Heritage Coast conservation area has popular surfing and beaches at Ogmore-by-Sea and Southerndown which are within a five minute drive. Many country walks are available in the area. The M4 Motorway at Pencoed are both a 10 minute drive away.

## DESCRIPTION OF PROPERTY

Fox House is a stunning contemporary home offering thoughtfully considered accommodation. An especially imposing hallway with a solid oak staircase leading to the first and second floors while doors from here open into a cloakroom and also to a study with bespoke fitted furniture; solid oak doors continue through to the lounge, a generous multi-purpose space with solid wood floor. A dual-view fireplace feature separates the lounge and dining room. A door continues from the entrance hall into a large kitchen-dining space. The kitchen includes granite worktops, a 'Rangemaster' range cooker with 5 gas ring hob, and extractor fan above; further integral appliances are all to remain and include NEFF dishwasher, coffee machine, microwave and fridge freezer. The breakfast island houses additional cupboard, draws and two capel wine coolers. The kitchen opens into the sun room with wonderful views of the surrounding countryside. Like the hallway, the kitchen has a tiled floor which extends into an adjacent utility room. This provides further storage and space with plumbing for a washing machine and tumble dryer. A door leads to the side of the property. There is underfloor heating throughout the ground floor.

A galleried landing to the first floor looks back into the vestibule hallway has doors leading to all four double bedrooms. The master bedroom includes a dressing area and luxurious en suite with shower room with Jacuzzi bath. The bedroom has a private balcony enjoying very pleasant views over the local countryside. A second, guest bedroom also has an en suite and its own balcony; two further double bedrooms share a 'Jack and Jill' en suite bathroom with impressive, deep contemporary bath and a separate shower. There are built-in wardrobes to 3 of the 4 bedrooms.

To the second floor level is a spacious, adaptable entertainment suite from which there are outstanding views through apex windows onto the surrounding countryside. It also features a bar and its own cloakroom.

## GARDENS & GROUNDS

Accessed from Penylan Road onto a spacious private driveway with ample parking, leading to the detached double garage, which features electric door. Fronting the property is a patio area leading to the entrance.

To the rear of the property is tiered landscaped garden providing stunning views over the nearby countryside. With a composite decking, large patio area wrapping around the property, lawned area and raised vegetable beds in the additional tranche which adjoins the rear boundary. Access onto the rear lane can be gained from the rear of the garden.

## TENURE & SERVICES

Freehold. All mains services connect to the property.

## DIRECTIONS

Travel from Bridgend in a southerly direction through Ewenny and into St Brides Major. Enter the village over the cattle grid and take the second left turning into Blackhall Road and then the second right into Penylan Road. Fox House will be to your right, after about 500 yards

















