



Bourne

The Woodlands, Laustan Close, Guildford

£950,000

The Woodlands, Laustan Close, Guildford

Presented in superb condition throughout, this detached four double bedroom, three bathroom property is presented to an extremely high standard throughout and combines stylish contemporary design with practicality. Further features include a stunning 27' kitchen/dining/sitting room as well as a more formal drawing room, a double garage and a wonderfully secluded and private landscaped garden.

The substantial front door opens into a very spacious hall with oak flooring and stairs to 1st floor. To the rear is the stunning kitchen area with an extensive range of contemporary fitted units with integral breakfast bar and appliances comprising dishwasher, 5 ring gas hob, oven and microwave with space for large larder-style fridge/freezer. Open plan to one end leading into the impressive 27' sitting/dining area with oak flooring, window to rear and French doors to the rear garden. To the end of the hall is the formal dual aspect drawing room with French doors to rear and two windows to either side of the feature fireplace.

Also off the hall is the modern utility room with door to side, a downstairs cloakroom featuring a contemporary modern suite and a door leading to the large double garage with remote-controlled door to the front, window to side and glazed door to rear. To the front is a double bedroom with a wall of built-in wardrobes and a door leading to a contemporary ensuite shower room.

The large 1st floor landing has a skylight and access to useful storage space. To one end is a superb 15'5 bedroom with wall of fitted wardrobes and a door leading to a large contemporary ensuite shower room. Also on this floor are two further double bedrooms, both with fitted wardrobes, and a modern, contemporary family bathroom.

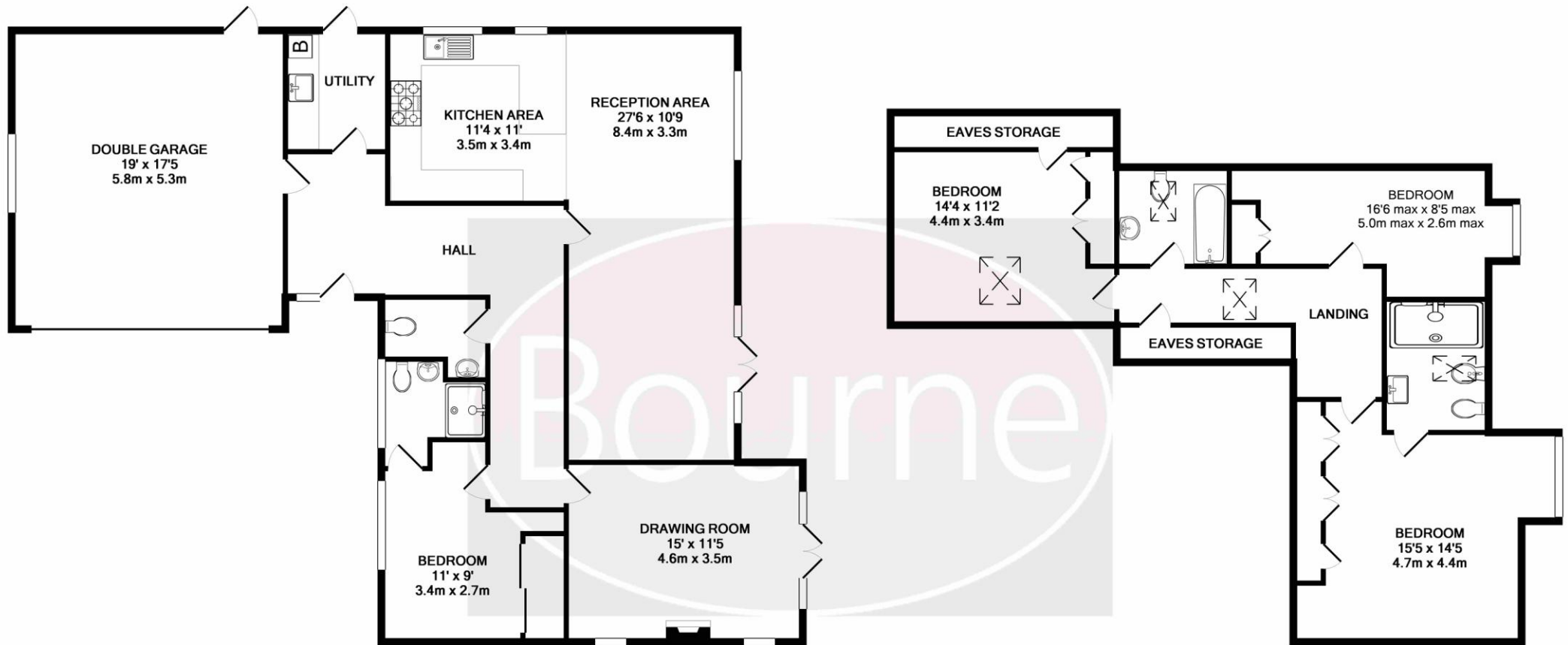
To the front of the property is a tarmac drive providing parking for two cars with gated side access leading to the rear.

The stunning landscaped rear garden comprises a flagstone terrace with seating areas and leading onto a level lawn with mature shrub borders providing an excellent degree of privacy and seclusion with further seating area to corner gated access to both sides leading to the front of the property.

- Stunning Detached Property
- Four Double Bedrooms
- Two Ensuites & Family Bathroom
- 27' Kitchen/Dining/Family Rom
- Drawing Room
- Utility & Cloakroom
- Double Garage & Parking
- Quiet Cul-De-Sac Location
- Within a Mile of Town Centre
- Excellent School Catchment Areas



Floor Plan



GROUND FLOOR
APPROX. FLOOR AREA 1361 SQ.FT. (126.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 756 SQ.FT. (70.2 SQ.M.)

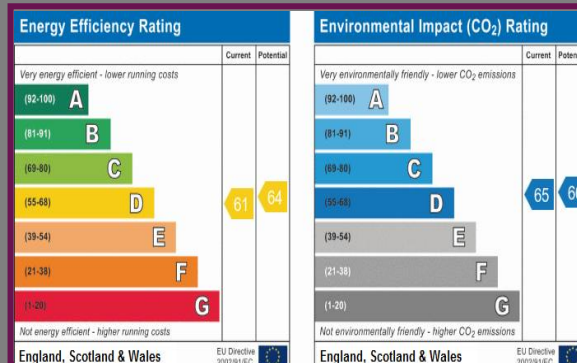
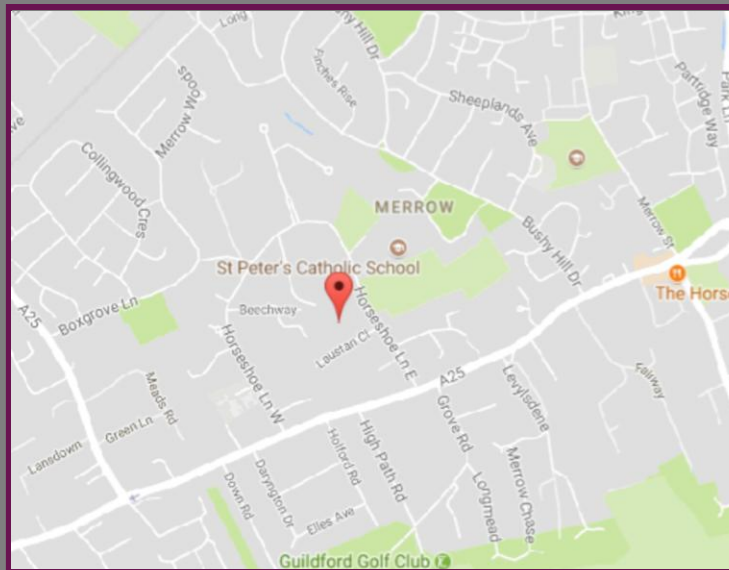
FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 2117 SQ.FT. (196.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2017

Location

The Woodlands is a small cul-de-sac of just three detached properties situated just off Laustan Close; itself off Horseshoe Lane East in Merrow and within just a mile of the town centre and London Road station.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

Guildford Office: 5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT

Sales: 01483 458337 | **Lettings:** 01483 458338 | **Web:** www.Bourneestateagents.com

Email: guildford@bourneestateagents.com | **Lettings:** guildfordlettings@bourneestateagents.com