





Guide Price £1,000,000 to £1,100,000.

Believed to have been built during the early Victorian era, this delightful detached house boasts the architecture and character one would expect. With high ceilings, spacious rooms, ornate coving, light and airy accommodation we highly recommend your earliest inspection of this charming family home. In addition, the original coach house has been converted into an annexe making this property ideal for a large family or multi-generational living. The property is well positioned for local schools including Darrick Wood, Farnborough Village, Newsted Wood and St Olaves.

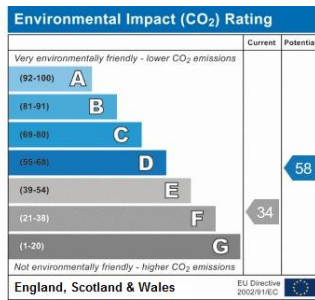
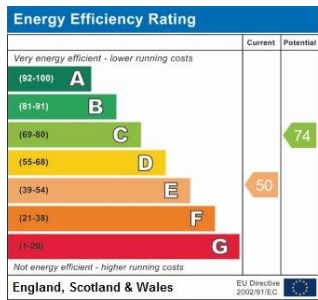
To the ground floor is a porch leading to the entrance hall that is the heart of the property with all reception rooms leading directly from it. The front two reception rooms are the lounge and study with feature fireplaces and bay windows. To the rear is a sitting room with French doors to the garden and a dining room with French doors leading to the kitchen. The kitchen/breakfast room has been extended and offers excellent proportions with a granite topped island with inset butler sink, Aga and separate electric hob, and bi-fold doors to the garden. In addition there is a utility room, cloakroom and access to the basement, currently set up as a workshop, where the boiler and storage can be found.

To the first floor are two double bedrooms with en-suites to the front, two further double bedrooms overlooking the rear, a single bedroom and a family bathroom with separate WC.

The annexe shares a water supply with the main house but has its own heating and electric system as well as its own front door. The ground floor has a large, open plan lounge area with kitchen while the second floor has a large bedroom and en-suite.

The gardens are delightful being both mature and well stocked and to the front is off street parking for several cars with double gates leading to the rear. We highly recommend your earliest inspection of this beautiful family home.





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GROUND FLOOR
APPROX. FLOOR
AREA 1878 SQ.FT.
(174.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1571 SQ.FT.
(146.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 3449 SQ.FT. (320.4 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.

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