

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

High Road, Fobbing, SS17 9HY



£1,300,000

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High Road, Fobbing, SS17 9HY

Offered for sale with NO ONWARD CHAIN and situated in the highly sought-after village of Fobbing, directly opposite open fields, this recently built, high-specification 4/5 bedroom detached residence offers a rare blend of luxury, space, and versatility – perfect for modern family living.

Step inside and be impressed by the generously proportioned interior, featuring a spacious lounge ideal for relaxing and entertaining, and an exceptionally large kitchen/family room fitted with premium appliances, sleek cabinetry, and ample space for both cooking and dining. This bright, open-plan area forms the heart of the home and is perfect for family gatherings.

The property boasts three beautifully finished bathrooms, including two en-suites, all designed with contemporary fittings and stylish finishes. With 4 large bedrooms and the flexibility to use a 5th as a home office or guest room, this home offers space for every need.

Outside, the home shines even further. The beautifully landscaped 110ft rear garden includes a substantial detached annex – perfect for guest accommodation or dual family living. The huge private driveway provides parking for up to 10 vehicles, making it ideal for larger families and those who love to entertain.

Properties of this calibre and location are rarely available. With stunning countryside views, a tranquil setting, and easy access to local amenities and transport links, this is an exceptional opportunity to secure a dream home in a prime location.

EPC rating – D. Our ref: 16551

Accommodation comprises skimmed ceilings throughout and entrance via double composite doors to:

ENTRANCE HALL

Spacious entrance hall comprising solid oak staircase with glass balustrades, led lighting and understairs storage. Security alarm system. Tiled floor with underfloor heating. Doors to:



CLOAKROOM

Spotlights. Extractor fan. Close coupled WC. Wash hand basin. Part tiled walls. Tiled floor.

LOUNGE 24' 5" x 17' 3" (7.44m x 5.26m)

Double glazed windows to front aspect. Feature media wall with modern shelving and storage units. Feature electric fireplace. Laminate floor with underfloor heating.



KITCHEN/FAMILY ROOM 31' 2" x 22' 3" (9.5m x 6.78m)

Inset spotlights and skylights with fitted blinds. Double glazed bi-folding doors with seven panels opening fully to the rear garden. Range of contemporary base and eye level units, Solid granite worktops with double stainless steel sink/drainers. Integrated dishwasher. Integrated twin electric ovens/grills. Integrated microwave. Space for American style fridge/freezer. Centre island with matching granite worktop. Integrated five ring induction hob. Pop up extractor fan. Undercounter lighting. Wall lighting. Tiled floor with underfloor heating.



UTILITY ROOM 10' 0" x 4' 11" (3.05m x 1.5m)

Inset spotlights. Range of base and eye level units. Square edge worktops. One and half sink/drainers. Space for washing machine and tumble dryer. Double glazed door to rear garden. Tiled floor with underfloor heating.



GROUND FLOOR BEDROOM 11' 4" x 11' 2" (3.45m x 3.4m)

Underfloor heating. Solid oak double doors to:



OFFICE/BEDROOM 15' 7" x 11' 10" (4.75m x 3.61m)

Double glazed window to side aspect. Large walk in wardrobe. Underfloor heating.



LANDING

Inset spotlights. Double glazed window to rear aspect. Electric radiator. Eaves storage. Solid oak doors to:



EN SUITE 11' 4" x 7' 7" (3.45m x 2.31m)

Tall double glazed windows to rear and side aspects. Double shower cubicle with mixer overhead shower. Wash hand basin. Close coupled WC. Part tiled walls. Tiled flooring. Extractor fan.



BEDROOM ONE 23' 7" x 13' 5" (7.19m x 4.09m)

Inset spotlights. Double glazed window to front aspect. Double glazed Velux windows to side aspect. Fitted wardrobes. Radiator. Door to:



BEDROOM TWO 19' 1" x 12' 0" (5.82m x 3.66m)

Inset spotlights. Double glazed window to front aspect. Double glazed Velux window to side aspect. Fitted wardrobes. Radiator.



BEDROOM THREE 12' 6" x 12' 4" (3.81m x 3.76m)

Double glazed Velux window to rear and side aspects. Radiator.



EN SUITE 13' 5" x 7' 1" (4.09m x 2.16m)

Inset spotlights. Extractor fan. Double glazed Velux window to rear aspect. Double length shower cubicle with mixer overhead shower. Twin wash hand basins with storage beneath. Close coupled WC. Chrome heated towel rail. Fully tiled.



BATHROOM 9' 4" x 9' 2" (2.84m x 2.79m)

Double glazed Velux window to front aspect. Shower cubicle with mixer overhead shower. Freestanding bath with handheld shower attachment. Wash hand basin with storage beneath. Close coupled WC. Chrome heated towel rail. Fully tiled. Extractor fan.



FRONT

Double electric gates opening to block resin paved driveway providing off road parking for 8-10 cars. Flowerbed borders.



REAR GARDEN Approx. 110ft

Beautifully landscaped secluded garden commencing with Indian sandstone patio with brick-built fire pit and brick-built ovens. Steps up to laid lawn. Decking/seating area with pergola. Paved pathway leading to Detached Annex. Outside lighting. Outside power. Outside tap. Gated side access.



DOUBLE GARAGE 19' 10" x 16' 11" (6.05m x 5.16m)
Electric roller door. Skimmed ceiling with spotlights. Wall mounted boiler. Hot water cylinder. Power and lighting.

Detached Annex comprises:

ANNEX LOUNGE 17' 11" x 11' 0" (5.46m x 3.35m)

Double glazed French doors to main garden. Air con unit. Laminate flooring. Opening to:



ANNEX KITCHEN 12' 0" x 11' 0" (3.66m x 3.35m)

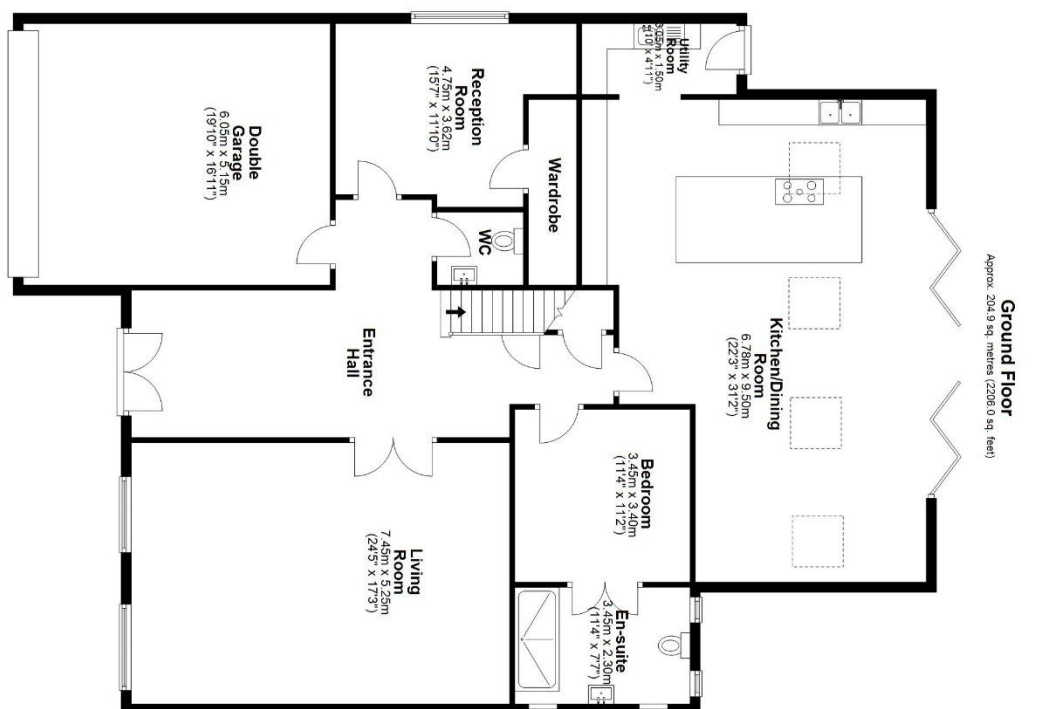
Composite door to main garden. Range of base and eye level units. Roll edge work tops. Stainless steel sink/drain. Integrated four ring electric hob with extractor fan above. Integrated undercounter fridge. Laminate flooring. Opening to:



ANNEX BEDROOM 13' 1" x 11' 0" (3.99m x 3.35m)

Double glazed French doors to main garden. Air con unit. Laminate flooring. Doors to:





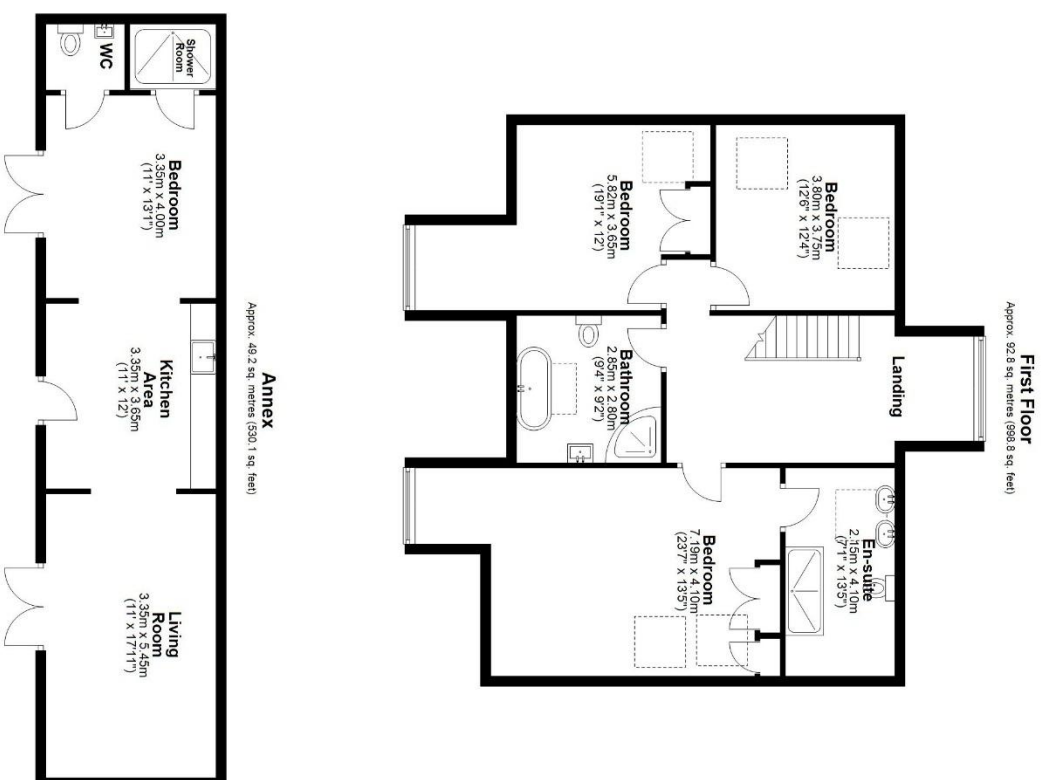
Total area: approx. 347.0 sq. metres (3734.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe-cupboard space. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements.

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Plan produced using PlanUp

High Road



Annex
Approx. 49.2 sq. metres (530.1 sq. feet)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.