



## Church Hill, Surrey, RH1 3BL Asking Price £1,400,000

Presenting an exquisite detached property available for immediate sale. This elegant home boasts a generous layout with 5 bedrooms, offering ample living space for a family. The property prides itself on having two reception rooms, perfect for entertaining guests or for a cosy family gathering.

The property also features a modern kitchen, well-equipped and designed to cater to all your culinary needs. This property ensures a comfortable and luxurious living experience.

This 5-bedroom detached property perfectly combines spacious living with the comfort of modern conveniences. Each bedroom promises a tranquil space for rest and relaxation, 4 with ensuite bathrooms. The two reception rooms offer a multitude of uses, whether you require a formal dining area, a family room, or a space for entertaining.

This property not only provides a beautiful and comfortable living space but also offers the potential to truly make it your own. Given the number of rooms and the generous space, there are endless possibilities for you to apply your personal touch and style.

Overall, this detached property, with its 5 bedrooms, 2 reception rooms, a kitchen, and 2 bathrooms, offers a unique opportunity to acquire a substantial family home. Don't miss out on this chance to own a piece of serene and spacious living.

## **FRONT ASPECT DOUBLE GLAZED DOOR**

Giving access to:

## **ENTRANCE HALL**

Front aspect double glazed window, radiator, power points, stairs leading to first floor landing, extensive understairs fitted cupboards, door to:

## **SITTING ROOM 29'1 x 13'8 (8.86m x 4.17m)**

A double aspect room with double glazed windows to front and rear, rear aspect double glazed patio door giving access to rear garden, wood burner, coved ceiling, power points, TV aerial point.

## **DOWNSTAIRS CLOAKROOM**

Comprising low level WC with concealed cistern, obscured double glazed window, mosaic style tiling, inset wash hand basin with mixer tap, tiled floor, fitted cupboard, radiator.

## **KITCHEN/DINING ROOM 27'0 x 19'9 (8.23m x 6.02m)**

Rear aspect full width Bi-Fold doors giving access to patio and rear garden, a range of wall mounted and base level units fitted by Wren, granite work surface, down-lighters, integrated Neff ovens, centre island with matching granite work surface, drawers, LEDs and power points, underfloor heating, tiled floor, integrated dishwasher, integrated microwave, integrated fridge and freezer, sky-light window, door to:

## **UTILITY ROOM 12'11 x 6'10 (3.94m x 2.08m)**

Front aspect double glazed door and window, granite work surface, space and plumbing for washing machine and tumble dryer, fitted cupboards, wall mounted boiler, Butler style sink, tiled floor, tiled walls, underfloor heating, door to garage.

## **STUDY/FAMILY ROOM 13'5 x 10'10 (4.09m x 3.30m)**

Rear aspect double glazed window overlooking rear garden, radiator, power points, parquet flooring.

## **STAIRS TO FIRST FLOOR LANDING**

Front aspect double glazed door giving access to BALCONY, front aspect double glazed windows, radiator, power points, access to loft via hatch, door to

## **BALCONY 10'2 x 5'7 (3.10m x 1.70m)**

## **MAIN BEDROOM 14'1 x 11'1 (4.29m x 3.38m)**

Rear aspect double glazed window, radiator, power points, fitted wardrobe, door to:

## **EN-SUITE SHOWER ROOM**

Side aspect double glazed window, vanity unit with wash hand basin, low level WC, heated towel rail, shower, tiled walls, tiled floor, down-lighters.

## **BEDROOM 2 16'0 x 11'9 (4.88m x 3.58m)**

Rear aspect double glazed window, radiator, power points, door to:

## **EN-SUITE SHOWER ROOM**

Comprising low level WC with concealed cistern, vanity unit with wash hand basin, tiled floor, tiled walls, shower, down-lighters.

## **BEDROOM 3 12'2 x 11'1 (3.71m x 3.38m)**

Rear aspect double glazed window, radiator, power points, door to:

## **EN-SUITE SHOWER ROOM**

Comprising low level WC, vanity unit with wash hand basin, tiled walls, tiled floor, shower, extractor fan, down-lighters.

## **BEDROOM 4 11'8 x 10'8 (3.56m x 3.25m)**

Rear aspect double glazed window, radiator, power points, door to:

## **EN-SUITE SHOWER ROOM**

Front aspect double glazed window, low level WC, heated towel rail, down-lighters, extractor, tiled walls, tiled floor.

## **BEDROOM 5 12'2 x 10'0 (3.71m x 3.05m)**

Front aspect double glazed window, radiator, power points, fitted wardrobe.

## **FAMILY BATHROOM**

A four piece suite comprising low level WC, vanity unit with wash hand basin and mixer tap, panel enclosed bath with mixer tap, separate shower, tiled floor, tiled walls, heated towel rail, down-lighters, extractor, rear aspect double glazed window.

## **OUTSIDE**

### **FRONT GARDEN**

OFF STREET PARKING for several vehicles, mainly laid to lawn with mature shrubs and flower borders, access to:

### **GARAGE 16'4 x 8'9 (4.98m x 2.67m)**

Metal up and over door, power and light.

### **REAR GARDEN**

Mainly laid to lawn with mature shrubs and flower borders, shingle area, patio, side access.

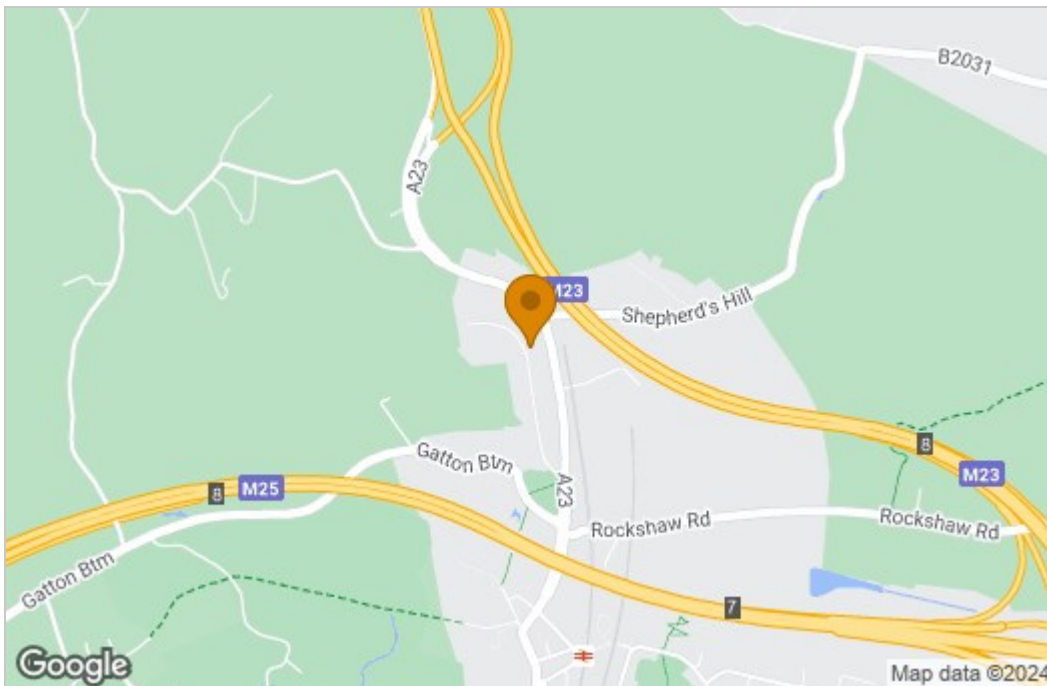
## **COUNCIL TAX BAND G**

# Floor Plan

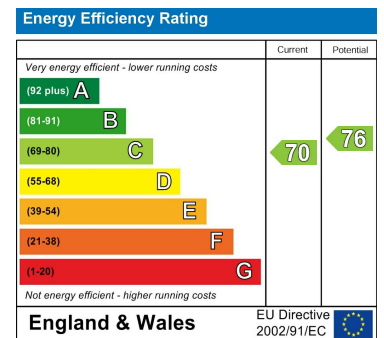


TOTAL FLOOR AREA : 2707 sq.ft. (251.5 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.