



Bindaloo Madeira Vale, Bonchurch
£550,000

 **Megan Baker**
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This unique, spacious detached house has been in the same ownership since constructed in 1960 and is warmed by gas central heating with UPVC double glazed windows. The property is set within the most spectacular gardens which were originally part of the historic Madeira Hall. It was clearly built to a high standard with a wide, elegant hallway accessed from the rear. The stylish kitchen is contemporary to the original house, with smart Amtico floor and well proportioned, separate dining room adjacent. The comfortable lounge has an open fire and large picture window which frames a breath-taking, elevated view over the garden. The same view can be enjoyed from the decadently large master bedroom. All four double bedrooms, arranged over two floors, have built-in wardrobes and are serviced by facilities on both floors. A driveway to the side provides plenty of parking and gives access to the tandem-length garage. The house sits towards the end of a quiet, exclusive Lane in a Conservation Area and is surrounded by the most stunning gardens. The spectacular, very large rear gardens have been lovingly created and maintained by the current owner over the last sixty years and are a real gardener's delight. A sunny conservatory sits separate from the house in this area creating a wonderful garden room with its attached workshop.

FREEHOLD. COUNCIL TAX BAND E. EPC F-35.

Entrance Hallway:

An impressive introduction to the home with turning staircase to the first floor and two built-in cupboards. Doors to...

Lounge:

14'6" x 12'9" plus recesses (4.42m x 3.9m plus recesses)

A light and comfortable sitting room with a large rear-facing picture window giving a gorgeous view over the gardens. Further window to side and stone feature, open fireplace with display recesses.

Dining Room:

12'8" x 10'7" (3.88m x 3.25m)

A well proportioned room, currently serving as a formal dining room, but with scope to be used for a variety of purposes. Windows to front and side.

Kitchen:

12'2" x 9'4" (3.71m x 2.86m)

Fitted with a fabulously vintage range of 1960's units

in glossy wood grain styles with marbled worktops. Stainless steel sink unit, attractive cream textured tiled splashbacks and serving hatch to dining room. Useful built-in brooms cupboard and recess housing the Ideal gas fired boiler. Window and door to front giving access from the driveway.

Bedroom One:

14'6" x 13'2" (4.42m x 4.03m)

A beautifully large and elegant master bedroom with wide picture window to the rear, framing a stunning view over the garden. Two further side windows and a good range of built-in wardrobes.

Bedroom Two:

11'7" x 9'11" (3.54m x 3.04m)

A second good sized double bedroom with window to front and fitted wardrobes.

Bathroom:

8'5" max x 5'5" max (2.59m max x 1.67m max)

Although dated in style, the room is in an





immaculate condition with coloured suite comprising cast iron bath, wash hand basin set in vanity unit and WC. Opaque window to front, heated towel ladder and fully tiled walls.

First Floor Landing:

With high-level window to rear, access to large under eaves boarded storage areas and doors to...

Bedroom Three:

12'0" x 10'3" (3.66m x 3.13m)

A third pleasant double bedroom with window to front. Wall-to-wall fitted wardrobes and dressing table unit with drawers.

Bedroom Four:

10'5" max x 8'10" (3.20m max x 2.71m)

A smaller double or generous single bedroom with window to the front and fitted wardrobe, drawer and dressing table unit.

Cloakroom:

8'7" max x 3'7" max (2.62m max x 1.10m max)

A useful second facility with fully tiled walls and coloured suite comprising WC and wash hand basin set in a tiled surface. Opaque window to front.

Front Garden & Parking:

The house is tucked slightly below the lane with a block paved driveway providing plenty of parking and giving access to the garage. Steps lead down to the kitchen entrance door. The front garden is beautifully planted with a colourful array of shrubs and perennial plants.

Tandem Garage:

30'3" x 8'2" (9.24m x 2.49m)

A long garage with power, light and sink. Up and over door, door to side and large side window.

Rear Garden:

Gated side access leads through a covered area to

formal rear entrance to the house. The very large rear gardens are arranged almost as a dished amphitheatre, enclosed by a handsome period stone wall and the terracing of the natural environment. The area has been lovingly landscaped, planted and tended over the last sixty years with shaped lawns and multi-level borders stocked with a fabulous array of trees, shrubs and perennial plants. Features include a garden pond, vegetable area with greenhouse and garden shed, and the secluded space enjoys a sunny aspect. The garden is alive with birdsong and colourful planting fills the area with scent, attracting plenty of pollinators.

Conservatory:

10'6" x 7'2" (3.22m x 2.20m)

This fabulous garden room is detached from the house and creates the perfect spot to sit and enjoy the garden - ideal for summer evening dining. With power and TV point.

Workshop:

8'9" x 6'0" (2.67m x 1.84m)

Attached to the end of the conservatory, a very useful area with stable door, window looking to the garden and L-shaped workbench. Power and light.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

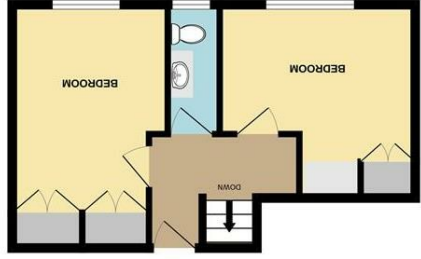


Pop in for a chat
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Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	
70	35



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