



Tintern Madeira Vale, Bonchurch
£455,000

 **Megan Baker**
Estate Agents



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This individually designed property has been well maintained by the current owners and offers surprisingly spacious living areas with gas central heating and double glazing. The home is introduced by an impressive vaulted ceiling hallway with the galleried landing above. The comfortable lounge/dining room has a sunny triple aspect with a wonderfully leafy outlook and pretty real flame fire as the focal point. The attractive kitchen is fitted with cottage style cream units and leads through to a useful lobby with utility space and the valuable asset of a ground floor shower room. This along with a spacious third double bedroom (or separate sitting/dining room) on this level makes the property suitable for single storey living, if required. On the first floor are two very well proportioned double bedrooms with good height sloping ceilings and a comprehensive range of fitted wardrobes. A pretty study or bedroom four has a Velux window to the rear. These rooms are serviced by a smart bathroom. The home is surrounded by its own beautifully designed, planted and maintained gardens. These are arranged as individual 'rooms' with year round colour and structure playing host to an abundance of birds (and a cheeky squirrel!). A sloping driveway to the front provides parking and gives access to the garage via a remote controlled door. FREEHOLD. COUNCIL TAX BAND E. EPC D-63

UPVC double glazed front entrance door to:

Entrance Hallway:

12'7" max x 6'8" max (3.84m max x 2.03m max)

An impressive introduction to the home with high, wood panelled vaulted ceiling and pretty wrought iron galleried landing looking over. Doors to lounge and bedroom three, and archway to...

Kitchen:

11'10" max x 8'10" max (3.63m max x 2.71m max)

A pretty, cottage style room, fitted with a range of panelled cream units with marbled worktop over. A wide, rear-facing window gives a view into the garden. Ceramic sink unit, tiled splashbacks and spaces for range cooker and fridge freezer. Door to...

Rear Lobby:

With opaque UPVC double glazed door to rear garden, and pretty panelled doors with latches to...

Utility Area:

Very useful extra space with wall mounted gas fired boiler; space and plumbing for washing machine and opaque window to rear.

Shower Room:

A handy extra facility with fully tiled walls and cleverly created glazed folding door shower area; small wash hand basin and WC. Opaque window to the side.

Lounge/Dining Room:

22'2" x 12'4" max (6.77m x 3.78m max)

A well proportioned, light and attractive main reception room. Its triple aspect (with window to the front, bay window to the rear and sliding patio doors to the side) fill the room would light and give a wonderfully leafy outlook. The focal point of the room is a smart, living flame gas fire set in a feature surround.





Bedroom Three/Sitting Room:

12'7" x 12'5" (3.86m x 3.80m)

An attractive room, suitable for a multitude of uses, including as a generous double bedroom or sunny extra sitting/dining room. Wide window to front giving a pretty and private garden outlook.

Lovely staircase with polished wooden handrail to:

Galleried Landing:

Looking over the hallway, with access to loft and white panelled doors to...



Bedroom One:

17'0" plus eaves x 12'4" (5.2m plus eaves x 3.77m)

A beautifully proportioned double bedroom, presented in a smart cream with deep red accent walls. Good height ceiling with dormer window, giving a sunny front aspect. The room has a fabulous amount of built in storage with no less than five doors to the wardrobe/under eaves cupboards.

Bedroom Two:

12'5" x 11'6" (3.81m x 3.53m)

A beautifully bright and spacious second double bedroom, again with a dormer window to the front. Two generous sized built in wardrobes.

Study:

9'6" max x 4'5" max (2.9m max x 1.37m max)

A very useful extra room, with view window to side giving a lovely view of the neighbouring trees. Built-in airing cupboard housing the hot water cylinder.

Bathroom:

9'1" max x 6'5" max (2.78m max x 1.97m max)

The first floor bedrooms are serviced by a good sized, attractive bathroom with white suite comprising panelled bath; period style pedestal wash handbasin and WC. Opaque side window.



Parking:

The smart block paved driveway provides parking and slopes down via a conveniently covered area with remote controlled access to the...

Garage:

15'0" x 10'3" max (4.58m x 3.14m max)

A good sized garage, with window to the rear, power and light and space for extra appliances.

Gardens:

The house is surrounded by beautifully landscaped gardens which have been lovingly planned and planted for year-round structure and interest. The area is full of wildlife with an abundance of small birds and visiting squirrels. There are areas of paved terrace, a handsome stone wall to the front, gravelled pathways winding through the various 'rooms' and a pretty garden pond. Useful outbuildings include a smart shed and sweet octagonal greenhouse. This mature and private garden is a real delight and peaceful sanctuary.

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



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Energy Efficiency Rating	
Potential	85
Current	63
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
	(1-20) G
	(21-38) F
	(39-54) E
	(55-68) D
	(69-80) C
	(81-91) B
	(92 plus) A
Very energy efficient - lower running costs	



1ST FLOOR
 603 sq. ft. (56.0 sq.m.) approx.

GROUND FLOOR
 793 sq. ft. (73.6 sq.m.) approx.

TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements on 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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