



barnard marcus

Ingleby Way, South Wallington SM6 9LP


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marcus**

welcome to

Ingleby Way, South Wallington

Set back behind private gates in a prime South Wallington location, this opulent seven bedroom, six bathroom detached family home over three expansive floors. This breath-taking family home has been the subject of one of the most impressive and meticulous refurbishments we have seen. No expense has been spared in thoughtfully creating a well-balanced home blessed with living and entertaining spaces in abundance, ample natural light and plenty of storage. On the ground floor you will find a living room, dining room, 27ft kitchen, office/study and a luxury shower room. The garden itself is a fantastic size; mostly laid to lawn and the garden/house can be accessed from either side, as well as the grand front entrance. The first floor hosts four bright double bedrooms and three more bathrooms, whilst the second floor encompasses three more double bedrooms, two further bathrooms and a plethora of storage facilities. The loft conversion also enjoys stunning wall-to-ceiling windows at the rear which overlook the garden. The house sits on a wide plot boasting luxurious interiors fit for the most discerning of purchasers and the large front driveway could quite comfortably accommodate a whole fleet of cars if necessary. Ingleby Way is an attractive tree-lined location in South Wallington, ideally situated for the areas selection of reputable local schools including Wallington Girls, Wallington Boys and of course, Wilsons school.

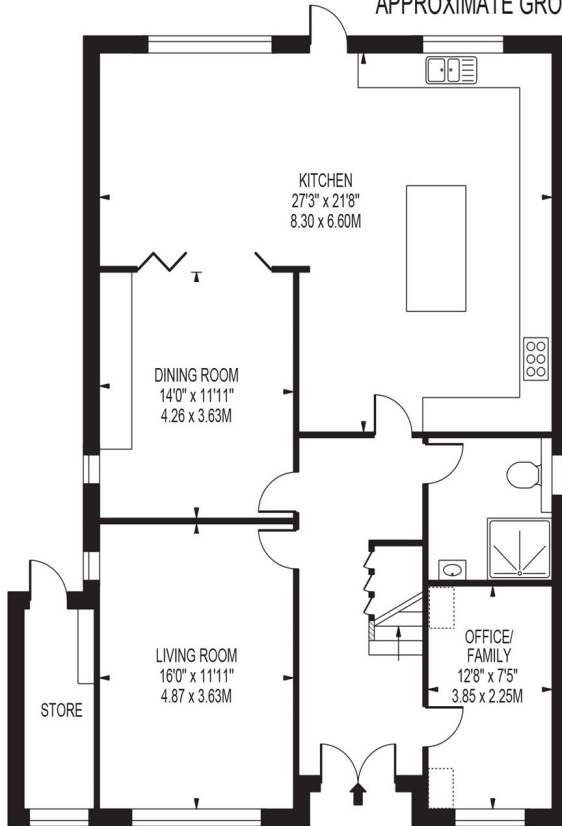


INGLEBY WAY

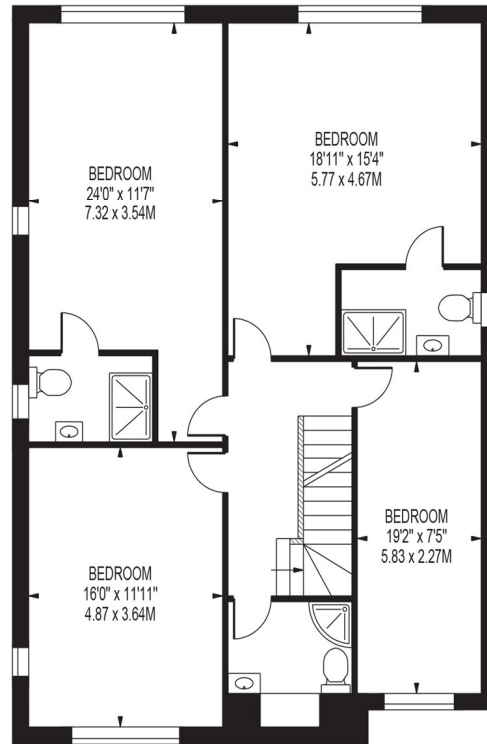
APPROXIMATE GROSS INTERNAL FLOOR AREA: 3340 SQ FT - 310.27 SQ M

(INCLUDING EAVES STORAGE & EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 388 SQ FT - 36.03 SQ M

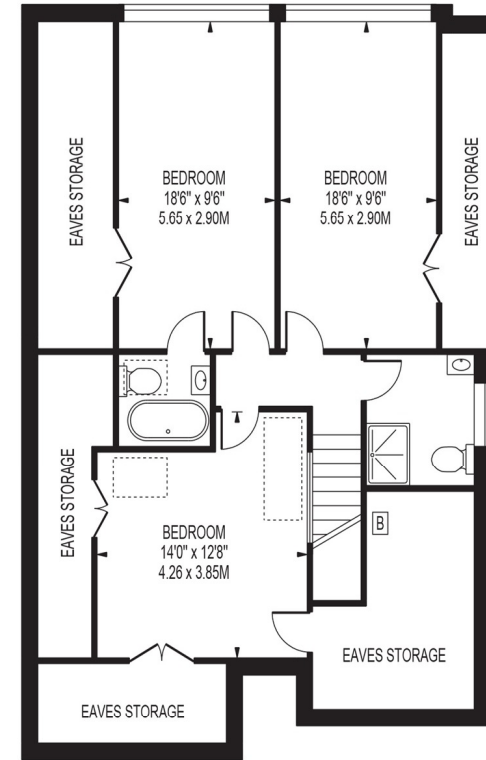


GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY



SECOND FLOOR

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Ingleby Way, South Wallington

- DETACHED FAMILY HOME
- SEVEN DOUBLE BEDROOMS
- SIX BATHROOMS
- FOUR ENTERTAINING AREAS
- SET BEHIND PRIVATE GATES

Tenure: Freehold EPC Rating: C

£1,350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG105608



Property Ref:
WLG105608 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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