



Stambridge Road

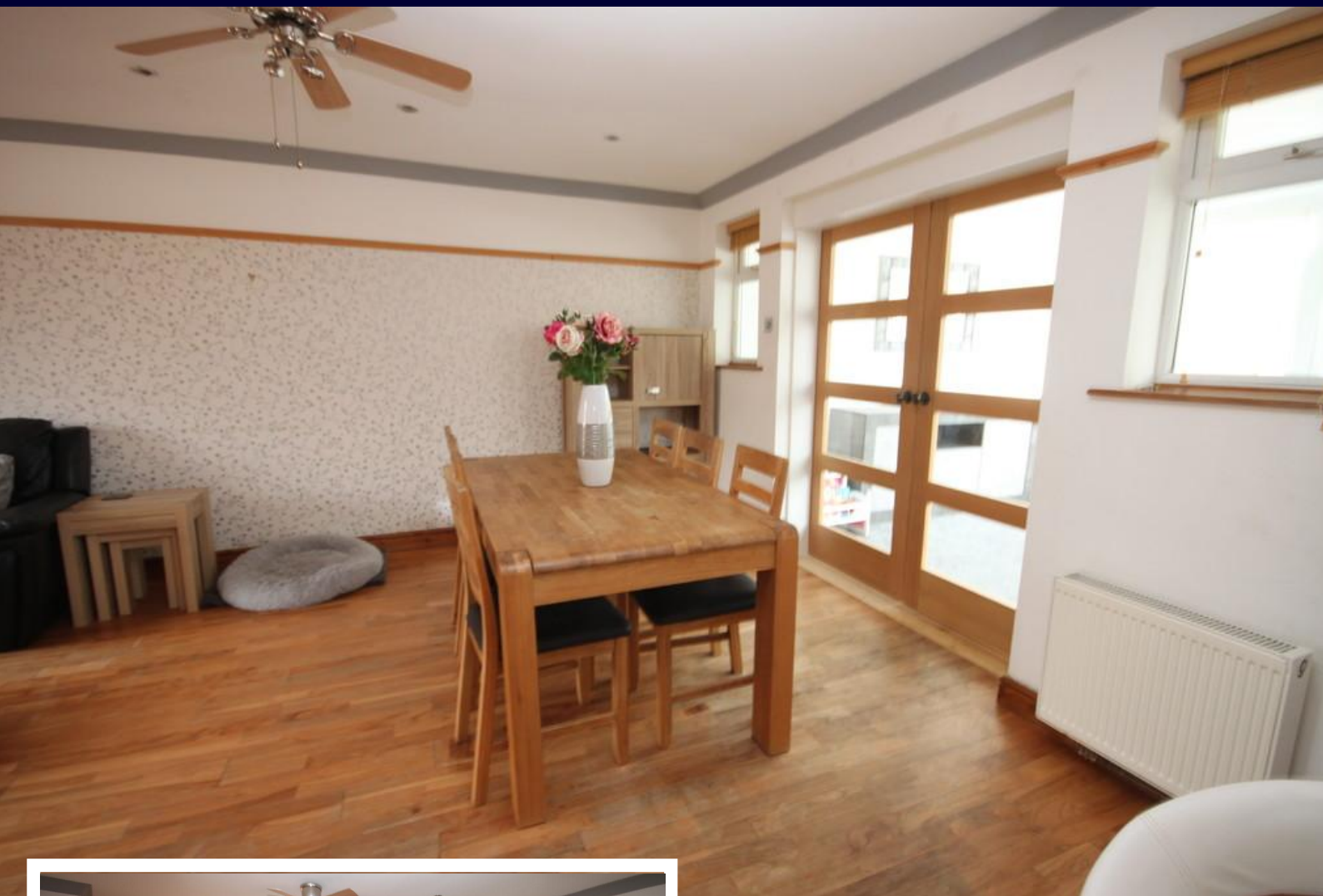
Stambridge

- FOUR BEDROOMS
- SEPARATE DETACHED BRICK BUILT GARDEN ROOM
- LIVING ROOM/KITCHEN 22'2 X 27'2
- UTILITY ROOM

Offers in excess of £400,000

RURAL SETTING Vastly improved and extended four bedroom home with detached rear self contained garden room / play room. Stunning open plan living room extending to a further rear extension. Separate study many other features which will astound you.





AGENTS NOTES

We are informed the property has specialized ducted air conditioning to all rooms vented through the ceilings and roof as well as a rear self contained annex / play room arranged over two floors with its own air conditioning and many other features. Sprinkler system and outside heater lamps as well as CCTV and alarm system. The annex has its own air conditioning with hot and cold water as well as a patio area and lends itself to so many potential options.

PORCH

HALLWAY

LIVING ROOM

22' 2" x 12' 8" (6.76m x 3.86m) Massive open plan living room extending from the front to the rear with doors opening out to a large second reception room with access to the garden.

The room has versatile accommodation with a double glazed window to the front, air conditioning and a creative environment opening to the rear end to a well fitted kitchen.

KITCHEN

8' 0" x 14' 4" (2.44m x 4.37m) Partially separated from the dining area with a projecting work top with fitted cupboards beneath, natural wood work tops throughout the kitchen with a freestanding range stove to remain. Modern units and fitted double sink with a double glazed window to the rear overlooking the garden. Connecting doorway to the utility room and doakroom.



STUDY

10' 4" x 6' 4" (3.15m x 1.93m) Accessed room from the main hallway, a perfect work from home study or play room.

SECOND RECEPTION ROOM

12' 6" x 11' 0" (3.81m x 3.35m) Great size and double glazed with double doors opening out to the garden.

UTILITY ROOM

7' 3" x 7' 5" (2.21m x 2.26m) Fitted cupboards and appliances to remain. Inset butler sink. Stable door to the side opening out to the garden area. Further door to a ground floor doakroom.

CLOAKROOM

LANDING

Window to the side.

EN SUITE BEDROOM

12' 9" x 10' 0" (3.89m x 3.05m) Double glazed window to the front and ducted recessed air conditioning to the ceiling. Doorway to the En Suite double shower room.

BEDROOM

12' 9" x 10' 0" (3.89m x 3.05m)

BEDROOM

10' 4" x 9' 0" (3.15m x 2.74m) Double doors opening out with views to the garden.

BEDROOM

9' 0" x 8' 0" (2.74m x 2.44m)

BATHROOM

9' 0" x 7' 2" (2.74m x 2.18m) Very large bathroom with corner bath.

GARDEN ROOM

16' 3" x 11' 9" (4.95m x 3.58m) Brick built detached garden room / play room under a tiled roof with bifold doors opening onto its own patio area. Ideal for so many uses including a separate office. Stairs lead downstairs to another area of almost equal size with a separate toilet. Air conditioned and its own mist sprinkler system.

PARKING

Retaining brick walls leading to a very large parking area to the front. Block paved with side access to the garden.

GARDEN

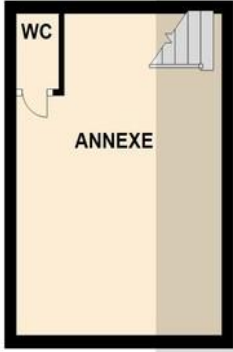
Private and self contained with many additional features including outside fitted heater lights sprinkler systems and irrigation, as well as a feature brick built fire pit and pizza oven.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



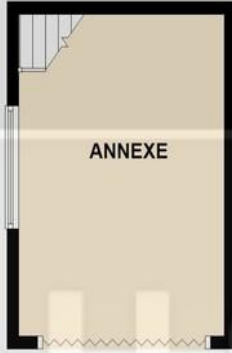
Basement

Approx. 17.7 sq. metres



Ground Floor

Approx. 91.1 sq. metres



First Floor

Approx. 56.7 sq. metres



Total area: approx. 165.5 sq. metres

Regulated by RICS

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