



- 5 Bed Detached House
- 22' Conservatory
- Master Bed with Dressing Room & En Suite
- Double Garage with Electric Door

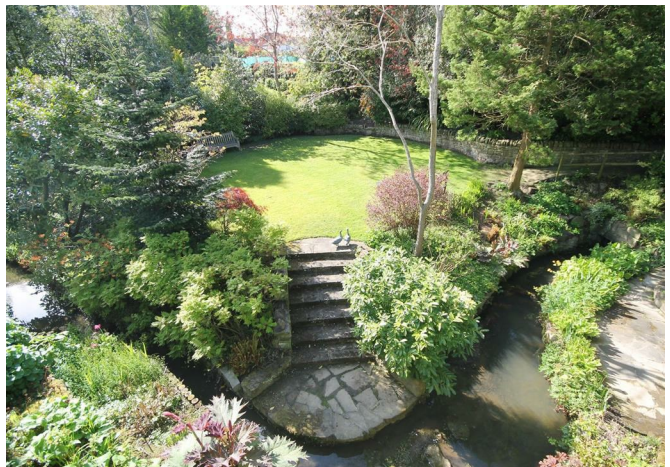
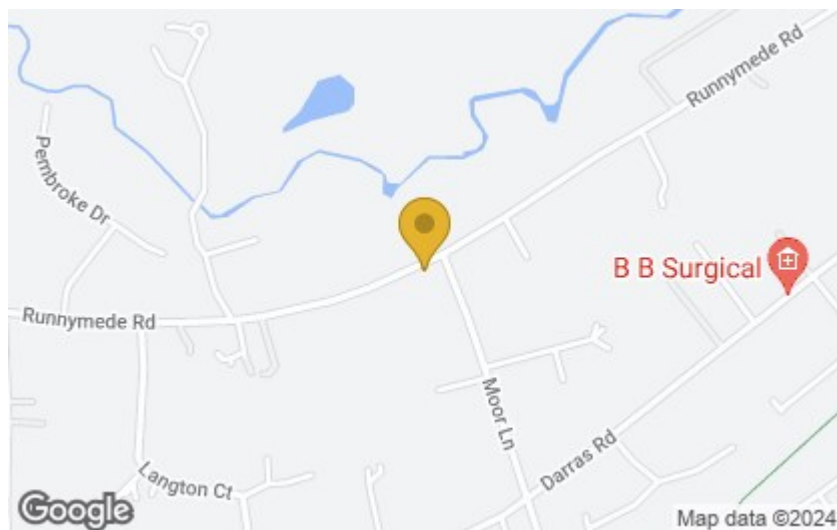
- Beautiful Landscaped Gardens
- 19' Sitting Room with Fireplace
- Guest/Bed 2 with En Suite

- 19' Lounge with Fireplace
- 30' Breakfasting Kitchen
- Family Bath/WC

A fabulous 5 bedroom detached house with beautiful landscaped gardens and a stream, in this highly desirable location. With superbly proportioned family accommodation over 3 floors, underfloor heating and numerous other features, this property is accessed via electric gates with video entry. The Entrance Hall leads to the Reception Hall with limestone flooring and cloaks cupboard. The Cloakroom/WC has a Villeroy & Boch suite. The 19' Sitting Room has a gas fired stove with rustic brick fireplace. The 19' Lounge has an inset living flame gas fire and fitted display shelving. Double doors open to the 22' Conservatory, with 2 sets of French doors to the garden. The 30' Breakfasting Kitchen is superbly fitted with hand painted wall, base & display units with central island, double bowl sink unit, granite work surfaces with breakfast table, split level twin Miele ovens, 5 ring gas hob, integral dishwasher, American style fridge/freezer, larder and bay with French door to the side. The Utility Room has wall and base units, Belfast sink and door to the side. Stairs lead from the hall to the First Floor Landing. Bedroom 1 enjoys a lovely aspect over the gardens and has a well fitted Dressing Room and En Suite Shower/WC with wc, bidet, wash basin with storage under, free standing bath with shower attachment and double shower with rainhead and hand held showers. The Guest/Bedroom 2 has been refurbished with wc, washstand with wash basin and shower enclosure with rainhead and hand held showers. Bedroom 3 has built in wardrobes and a useful Mezzanine Level. Bedroom 4 has built in wardrobes and a dressing table. The family Bathroom/WC has a wc, washstand with wash basin, roll top bath with shower and shower quadrant with rainhead and hand held showers. There is a spacious room to the Second Floor, with access to Bedroom 5. The Double Garage has an electric door.

This property has stunning private gardens with lawn, patio areas, pond, stream and collection of plants and trees.

- Entrance Hall 5'8 x 4'8 (1.73m x 1.42m)
- Reception Hall 21'0 x 16'8 (max) (6.40m x 5.08m (max))
- Cloakroom/WC 5'9 x 4'2 (1.75m x 1.27m)
- Lounge 19'9 x 14'6 (6.02m x 4.42m)
- Breakfasting Kitchen 30'0 x 14'8 (into bay) (9.14m x 4.47m (into bay))
- Family Room 19'7 x 12'2 (5.97m x 3.71m)
- Conservatory 22'10 x 9'10 (6.96m x 3.00m)
- Utility Room 11'6 x 8'5 (3.51m x 2.57m)
- First Floor Landing
- Bedroom 1 19'6 x 14'10 (5.94m x 4.52m)
- Dressing Room 14'8 x 9'9 (4.47m x 2.97m)
- En Suite Shower/WC 12'4 x 7'9 (3.76m x 2.36m)
- Bedroom 2 14'6 x 12'10 (4.42m x 3.91m)
- En Suite Shower/WC 9'2 x 6'4 (2.79m x 1.93m)
- Bedroom 3 18'3 x 16'2 (5.56m x 4.93m)
- Mezzanine Level 12'3 x 11'10 (3.73m x 3.61m)
- Bedroom 4 18'9 x 10'8 (max) (5.72m x 3.25m (max))
- Bathroom/WC 11'9 x 6'6 (3.58m x 1.98m)
- Second Floor 18'6 x 14'8 (5.64m x 4.47m)
- Bedroom 5 15'2 x 14'8 (4.62m x 4.47m)
- Double Garage 21'10 x 19'0 (6.65m x 5.79m)



Energy Performance: Current C Potential C
 Council Tax Band: G
 Distance from School:
 Distance from Metro:
 Distance from Village Centre:

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.