



- Magnificent House
- 5 En suite
- Open Plan Kitchen/Dining/Living
- Council Tax band G / EPC Rating D

- Immaculately Presented
- Lounge & Garden Room
- Spacious Utility & Cloakroom WC

- 5 Bedrooms
- Dining or Family Lounge
- Study Area and Twin Garage

Dating back to 1904, one of Darras Hall's original properties, this beautifully proportioned house retains many original features and has been extended and improved with a blend of contemporary and traditional styles. The elegant Reception Hall, has a cloakroom wc and double doors to the magnificent Lounge with high ceiling with decorative cornice and a marble open fireplace and the Garden Room area has bi fold doors. The focal point of the Dining Room is the superb bay window and classic style fire surround. The Family room opens into the stunning Kitchen/Dining with vaulted beamed ceiling, fitted with good range of modern style units with quartz work surfaces, split level oven, combi oven/microwave, induction hob with extractor over and central island with matching work surface incorporating an integral breakfasting table and wine cooler. There are two Velux roof lights and French doors open to a paved patio. A spacious Utility Room with fitted units leads to the integral twin Garage with electric up and over doors. Stairs to first floor half landing with study area and main landing with Loft access. All 5 bedrooms have fitted wardrobes and feature modern En-suite bathrooms/shower rooms or En-suite WC.

Standing in grounds of circa 0.3 acre, the property is approached via an electric gate with driveway and parking. The enclosed Front Garden is very private with patio, lawn and mature shrubs. The Rear Garden has a patio and lawn.





Energy Performance: Current D Potential C

Council Tax Band: G

Distance from School:

Distance from Metro:

Distance from Village Centre:



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.