



Top Wood, Holcombe

Freehold

Council Tax band F - 3,293.28

£650,000



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to schedule your viewing of this highly impressive five bedroom detached home, sitting in pretty surrounding gardens and offering generous family living. The homes internal set up offers a dual aspect living room, kitchen with breakfast area and adjoining dining, ground floor shower room with rear lobby and access into the garages. The first floor main bedroom has dressing space and storage and an en-suite, and there are four further bedrooms and the family bathroom. Outside timber gates open onto the driveway which leads up to the double garages. To view the virtual tour follow this link:

[Click Here](#)

What our Vendor Loves.

The current owners have loved living in what has been an excellent family home, to enjoy raising a young family in, within a truly lovely social village which offers lots of inclusion. The property directly provides extensive accommodation with fantastic room sizes; with the dual aspect living room, kitchen adjoining the dining room and breakfast area which are great for hosting and inviting all the family. The main bedroom is really generous with a large dressing area. The outside gardens a very pretty and maintained beautifully and with multiple seating areas there is ability to enjoy sunshine throughout the day, and the carefully chosen rear left seating area is both relaxing and boasts stunning far reaching views of the countryside.

Key Features

- * **Exceptional and Extensive Family Home In Landscaped Gardens**
- * **Main Bedroom with En-Suite and Dressing Area**
- * **Kitchen with Adjoined Dining**
- * **Generous Living Room**
- * **Double Garage And Vast Driveway**
- * **Popular Village of Holcombe**



Rooms

Entrance Hall

4'0" x 6'10" (1.22m x 2.08m)

Sitting Room

12'10" x 21'8" (3.91m x 6.61m)

Kitchen/Breakfast Room 22'10" x 9'1" (6.96m x 2.77m)

Dining Room

11'9" x 12'3" (3.58m x 3.73m)

Rear Lobby

2'8" x 10'0" (0.81m x 3.05m)

Shower Room

6'10" x 5'10" (2.08m x 1.78m)

Landing

9'5" x 3'3" (2.87m x 0.99m)

Bedroom One and Dressing Room

17'3" x 21'1" (5.26m x 6.43m)

Ensuite

7'0" x 9'2" (2.13m x 2.80m)

Bedroom Two

12'9" x 10'1" (3.89m x 3.07m)

Bedroom Three

9'6" x 11'3" (2.90m x 3.43m)

Bedroom Four

11'10" x 9'2" (3.61m x 2.80m)

Bedroom Five

9'8" x 9'1" (2.95m x 2.77m)

Bathroom

8'2" x 5'5" (2.49m x 1.65m)

Parking

The driveway which sits behind private timber gates has room for a large number of vehicles and turning ability.

Gardens

Externally the home sits in beautiful landscaped and colour-filled mature gardens. To the front is an extensive section of lawned garden which is hedge enclosed, and with a raised seating area and flowering borders with a range of colourful plants. The garden continues to the sides leading to a top elevated seating area, boasting stunning far reaching views across the below countryside. The garden offers plenty of space for sheds or a green house and concludes with a final seating section accessible from the kitchen and living room.

Garages

A double garage benefiting from power and light accessed via two up and over doors and an integral door from the rear lobby.

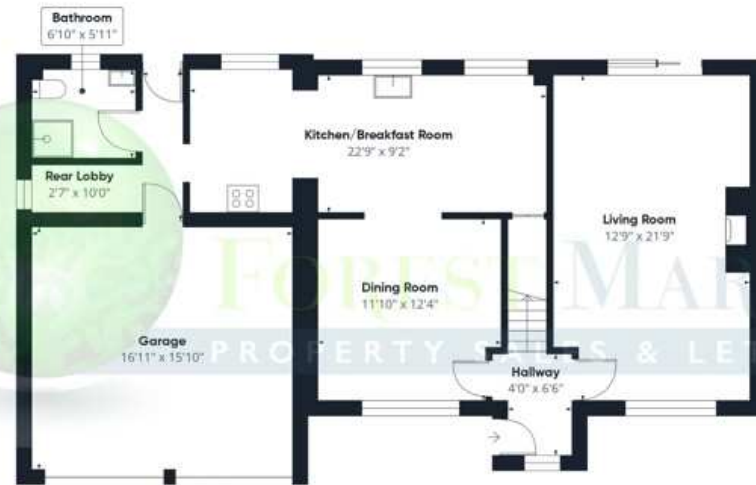
Directions

Approaching Holcombe via Edford hill, continue along onto Holcombe Hill before turning left onto Stones Paddock. Turn right onto Top Wood and follow the road along, the property will be found on your left hand side.

Agent Notice

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible outcome for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk).





Ground



Floor 1



Approximate total area⁽¹⁾

1976 ft²

Reduced headroom

29 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

