



william h brown

# *Executive*



Sycamore Grange, Twentywell Lane, Bradway, S17 4QG



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## Entrance

Storm porch to the front of the property with a solid wooden entrance door opens to give access to the grand entrance hallway with feature oak panelling to two walls, built in cloaks cupboard, two radiators with covers and two front facing original leaded windows, a range of quality wooden flooring and stairs rise to the first floor accommodation.

## Down Stairs WC

*7.6 x 6.0*

With a side facing double glazed window fitted with an attractive suite comprising, low flush wc with hidden cistern, floating wash basin with mixer tap to the wall, oak flooring and a single central heating radiator.

## Formal Dining Room

*21.1 x 18.5 max*

Having a front facing double glazed window with views over the front aspect. The focal point of this dining room is the open stone fire place with surround and stone hearth, inset living flame gas grate, further wooden beams to the ceiling with television point and a single central heating radiator.

## Lounge

*22.3 x 17.9 into the recess*

A front facing half bay window and a front facing window, two rear facing original leaded windows overlooking the rear with one side facing coloured leaded window (originally taken from Wickstead Abbey and was installed by the previous owners). Two wall light points, television point and floor to ceiling stone fire place inset living flame gas grate and two wall mounted radiators.

## Snug Room

*12.8 x 11.11*

A front facing double glazed window and side facing original leaded window, three wall light points, a built in useful storage cupboard to the side, television point, recess area for the fire with three quarter height wooden fire surround, open fire with exposed chimney brick to the back and quarry tiled hearth. Two double radiators mounted to the wall.

## Kitchen

*8.10 x 13.3*

Having two rear facing double glazed windows overlooking the garden. The kitchen is fitted with a range of cream base and wall units with granite worktops, inset one and a half sink



with mixer tap, a range of integrated appliances including, integrated dishwasher, integrated fridge, integrated freezer and further integrated fridge to opposite base units. There space for a double range oven, plinth heater installed which provides additional heat to the bottom of the base units and an archway leads through to the utility area.

## Breakfasting Kitchen Area

*14.0 x 11.1*

With a double radiator, side facing double glazed window and rear facing double glazed window with a side facing double glazed door giving access to the BBQ room and garden.

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## Utility Area

13.3 max 8.11

Having three rear facing double glazed windows, a range of matching cream base and wall units with granite worktops, inset sink with mixer tap, space for a washing machine and space for an automatic dryer, built in airing cupboard, further built in storage cupboard, a double radiator and a storage area to the side.

## Storage Area

10.2 x 4.0

Providing ample storage space / pantry area with a walk in tools cupboard and a side entrance double glazed door gives access to the side garden, further walk in boiler room with floor standing gas central heating boiler.

## First Floor Landing

A rear facing double glazed window allows further natural light. The focal point of the landing is the oak beams to the ceiling with spindle balustrade and a single radiator. The landing continues down to the bedrooms with two double glazed windows and a further radiator.

## Master Bedroom One

18.2 x 14.5

With a front facing and rear facing double glazed window, television point and two single central heating radiators.

## Walk in Dressing Room

Providing space for hanging and storage of clothes with a single radiator.

## Ensuite Bathroom

10.10 x 8.2

Having a side facing original leaded window and a rear facing double glazed window. The ensuite is fitted with an attractive suite comprising low flush wc, panel bath with mixer tap, separate walk in shower cubicle with an electric shower, matching his and hers wash basins housed in a free standing unit with marble hearth and fixed wall mounted bathroom mirror above which has two wall light points. There is a shaver point to the wall with down lighters to the ceiling, tiling to the splash back areas and a single radiator.

## Bedroom Two

12.1 x 14.7 into the recess

With a front facing double glazed window and a single radiator. A range of fitted wardrobes to one wall providing ample storage space, loft access point and further built in shoe cupboard.

## Bedroom Three

12.5 into the recess x 12.0

A front facing double glazed window and a single radiator. A range of fitted wardrobes with matching bedside cabinets (included within the sale) and beams to the ceiling.

## Bedroom Four

8.10 x 12.11

With a front facing double glazed window. A range of fitted furniture is included within the sale which includes, wardrobes and matching chest of draws with a fitted single bed and storage points beneath. There is a wash basin housed in a vanity unit with storage below, television point and a single radiator.

## House Bathroom

A Side facing double glazed window. The bathroom is fitted with an attractive suite comprising, walk in wet shower area, electric shower, corner panel bath with a telephone style mixer tap, low flush wc, pedestal wash hand basin, extractor, down lighters to the ceiling, under eaves storage access point, tiling to the floor, tiling to the splash back areas and a single radiator.

## Exterior and Gardens

The property is approached from the front via electronic security wrought iron gates which open to give access to the block paved driveway which provides space for a number of vehicles and a further visitor gate to the front. Access to the double detached garage with an electric controlled up and over door having its own security system with a rear courtesy door and a range of lighting that leads up the gardens.

An attractive range wisteria climbs the front of the property with an attractive laid to lawn garden with a range of outstanding colourful borders containing a perfusion of flowering bush, plants and trees with a central stone path, this leads up and gives

access to the front of the house where there is a large stone patio area with a feature stone circular table which is believed to date back a considerable amount of years and further bush and flower borders to the side.

A side patio leads up to the rear garden with a large garden and access point through to the BBQ house, offering a covered decking patio to the front with a side secret garden with a laid to lawn area. Attached to BBQ house is a side garden toilet with wash basin, extractor and quarry tiling to the floor.

## BBQ / Entertainment Room

16.1 x 12.11

Having circular windows to the rear, side and front facing double glazed doors. In house BBQ grill, wooden flooring and four wall light points. To the rear of the garden is a further outside BBQ with a range of outside lighting leading round to the rear garden, patio area, further laid to lawn garden which gives access to an additional garden area which is rented (by separate negotiation) with rail track (This is currently used as a 18th hole pitch and putt) and a detached out building.

## Detached Storage Outbuilding

8.11 x 11.4

There is power and points and ample, storage space for tools, space for a ride on lawnmower and golf clubs with a roller shutter door.

## Wooden Storage Shed

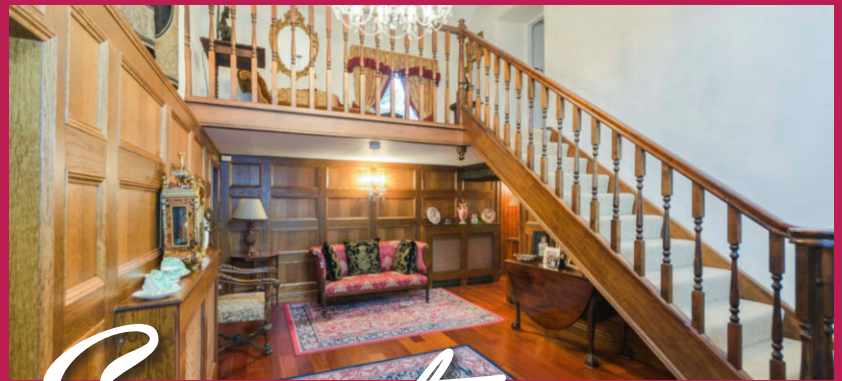
7.10 x 10.0

Providing space for garden furniture etc.

## Additional Information

For further information on the additional leased land to the rear please enquire through the selling agent William H Brown.





Viewing by appointment with  
William H Brown  
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## £895,000

A magnificent four bedroom stone built detached family residence retaining immense charm and character believed to date back circa 1865, Sycamore Grange offers truly exceptional living accommodation throughout. The property has been maintained and upgraded by the present owner and is located in this much sought after residential location. In the addition to the internal accommodation are well presented grounds with security electric wrought iron gates to the front giving access to the spacious detached double garage, further maintained gardens to the side and rear with a further secret garden, BBQ house with a large flagged entertaining area and WC. Rear garden with a feature pitch and putt 18th hole. Accompanying the grounds are a range of storage out buildings. The house itself offers many original features including gas central heating, partial double glazing and security alarm system. The accommodation briefly comprises, storm porch leads towards the grand entrance hallway, formal dining room, sitting room, down stairs cloak room and separate wc, snug room, breakfasting kitchen with a useful utility room / storage area, first floor landing with four bedrooms, master with ensuite and a further walk in dressing area main family bathroom with modern suite and walk in wet area. Viewings are strictly via appointment only via the selling agent William H Brown.

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