



Eight Elms

There is so much that makes Eight Elms special that it is hard to know where to begin. This fabulous, architect designed property, completed only five years ago, stands in a much sought-after position along Rawsons Lane and while is incredibly convenient for local schools, the amenities in the town and the hospital, the incredible view over the acres of mature parkland to the rear is absolutely breath-taking.

The accommodation is versatile enough to suit many different tastes and lifestyles, with every room designed on a large scale, to include a beautiful living room with triple doors opening onto the rear patio and garden, a large games room with bar, a cinema room and an incredible home spa complete with swim spa, sauna and gym area. All bedrooms are large doubles and even the two ground floor bedrooms have en-suite facilities and patio doors. Particularly nice features include the solid oak staircase rising to an open landing on the first floor and a mezzanine bedroom, with the whole of the rest of the floor then mainly incorporating the fabulous master bedroom suite, with glass elevation overlooking the parkland from its balcony, a bespoke dressing room and luxurious five piece bathroom.

Selecting aluminium framed doors and windows, simple, clean lines and neutral decor the sellers were keen to create a light and contemporary feel to the home, choosing natural oak for flooring, internal doors and the staircase to add warmth. The quality of the fixtures and fittings throughout the property are of the highest quality and the property also benefits from underfloor heating to the whole house and a state of the art Swan security system.

Outside, the property aims to compliment the charm and character of the countryside, with an oak framed and slate roofed 'Al fresco' outdoor kitchen and dining area and an oak framed triple open-ended garage with slate cat slide roof and EV Charger point.

With the internal dimensions alone approaching 7000 square feet, Eight Elms is a very spacious property indeed. As soon as you step over the threshold into the 45 foot long hall you are instantly aware of what totally unique property this is. The height of the ceilings, several sets of triple sliding doors and the beautiful glass elevation overlooking the parkland to the rear, simply enhance the feeling of open space all the more.

Finally, in a property where it already feels as if absolutely everything has been considered, the new buyer will also benefit from the fact that Eight Elms is a wonderfully energy efficient 'Eco Property', with heating and hot water generated by the combination of an Air Source Heat Pump system (with a transferrable three and a half years of Renewable Heating Incentive payments), Tesla battery storage and a thirty panel 9KW solar panel system on the roof. There is even a water harvesting system which collects rainwater which is then recycled for washing and flushing of toilets.

Eight Elms is offered with no onward chain.





Entrance – Large double aluminium doors lead into the: **Reception Hallway 45'0 x 30'0 at widest points narrowing to 9'0 (13.71m x 9.14m narrowing to 2.74m)** – Having solid oak floor in a herringbone design, range of wall light points and crystal LED spotlights to the ceiling. To the left is generous built in storage for coats and shoes and double doors to the side courtyard and the first of two ground floor cloakrooms. The bottom of the hallway opens up to a beautiful bespoke oak open tread staircase rising to the first floor.

Plant Room – Housing two fuse boxes, the solar inverter, water softener and two 400 litre and 300 litre hot water tank.

Games Room 33'0 x 19'11 (10m x 5.82m) – With solid oak flooring, LED spotlights to the ceiling, a built in bar and fitted seating.

Cinema Room 15'0 x 14'0 (4.57m x 4.26m) – With bracket for a flat screen TV, unit beneath and LED spotlights to the ceiling. The wooden platforms have been added and carpeted to create three separate levels which can be removed if a new buyer doesn't require them. The black leather recliners are available subject to separate negotiation.

Double oak doors open up to the main Living Room 30'0 x 19'0 (9.14m x 5.79m) – Having two sets of triple sliding doors opening up on to the patio, garden and that parkland view. There is a continuation of the solid oak flooring, LED spotlights to the ceiling and a central ceiling light fitting.



There are two double bedrooms to the ground floor, both having patio doors to the side and beautifully appointed en-suite shower rooms off.

Open Plan 'Living Kitchen' 27'8 x 26'0 (8.47m x 7.92m) - With vaulted ceiling having LED lighting, remote control Velux windows and tiled flooring. The contemporary kitchen has a range of drawer and cupboard units full sized fridge and freezer and a granite central island unit with three copper pendant light fittings over and further appliances to include NEFF dishwasher, inset NEFF multi-zone induction hob with extractor fan that rises from the worksurface and a wine cooler. There is an inset Blanco sink with Quooker tap. Further NEFF appliances include a multi-function oven, coffee machine and combination microwave. A door leads off to a rear entrance hall with a walk in Pantry off 11'11 x 5'0 (3.38m x 1.52m) which is the only room without under-floor heating. Further door leads to the Utility Room 11'7 x 10'0 (3.56m x 3.04) – With integral washing machine and tumble dryer, Blanco sink with mixer tap and cupboards beneath. Three cupboards provide useful storage as well as housing the consumer unit and water harvesting system.

Gym / Spa Complex 40'0 x 25'0 (12.19m x 7.62m) - Has two sets of triple folding doors leading out onto the rear patio and outdoor dining area and includes a six metre heated swim spa, a Finnish eight person sauna and a gym area with rubber matting.

Galleried first floor landing – Has smoked glass balconies over-looking both the inner hallway and the front reception area with crystal light fittings over both.

Master Bedroom 30'10 x 15'0 (9.17m x 4.57m) – With vaulted ceiling and full height windows overlooking the gardens and parkland to the rear with sliding doors leading out onto the balcony. Corridor off to the Dressing Room 20'0 x 11'06 (6.09m x 3.37m) – With a bespoke range of wood grain cupboards, shelving and drawers as well as pull down hanging rails. Door to landing and door to:

Main Bathroom 15'11 x 10'0 (4.60m x 3.04m) – 'Jack and Jill' style with the neighbouring bedroom and comprising a five piece suite to include his and hers wash basins with drawers, fitted WC, free standing bath with floor mounted mixer tap and 10'0 double open-ended shower.

Bedroom Two 20'0 x 10'0 (6.09m x 3.04m) – Two storey 'mezzanine' bedroom with four remote control Velux windows and a mezzanine floor creating a dressing / study / additional sleeping area above.

Outside -The front boundary is enclosed by a wall with electric gates and PTZ scanning camera system controlling vehicular and pedestrian access. The property benefits from ample off road parking for many vehicles, EV Point, a range of both security and ornamental lighting and a **Triple oak framed open-ended garage** with slate cat- slide roof.

The generous south-facing rear garden is laid to lawn in the majority with borders planted with lavender and open views over the fields to the rear where cows graze in the summertime. A natural stone patio runs the full length of the property and provides the perfect spot to take full advantage of the sunshine, leading onto the **Bespoke Oak Framed Entertaining Area 29'0 x 16'4 (9.0m x 5.0m)** – With inset sink with hot and cold running water, full electric, bar area and space for refrigerator. At the bottom of the garden is an attractive two storey 'log house' with door and windows which has been used as a child's playhouse but would provide useful storage for tools etc.

EPC – B

Council Tax Band - H

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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