





# Norcroft

*This opulent contemporary property has been custom built to the highest specification, to provide the ultimate luxury home for any family. Situated in the picturesque village of Wrea Green, the property occupies an unrivalled position overlooking the village green, with further stunning views to the rear. Internally, this stunning home offers spacious open plan living, briefly comprising: entrance hall, snug, bespoke large dining kitchen, utility room, office, laundry room, ground floor WC and guest bedroom with en-suite to the ground floor. The first floor offers a fantastic principal lounge with balconies to the front and rear, as well as the impressive master suite which also has a balcony to the rear. The lower ground floor includes a large double bedroom with private study, dressing room and en-suite, two further double bedrooms with en-suites, cinema room and leisure facilities including a large heated swimming pool, hot tub, gym and changing room. Landscaped gardens over several floors provide the perfect spaces for relaxing and entertaining, with ample off road parking and an integral double garage. Early viewings are advised to avoid missing out on this unique opportunity - viewings strictly by appointment.*







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### Entrance Hall

Modern open plan hallway with concrete staircases and glass balustrades leading to the first floor and lower ground floor. Bespoke Urban Front oak and steel reinforced front door with adjacent opaque Velfac powdered aluminium double glazed windows. Feature Burlington slate wall and limestone hand cut tiled flooring. Range of fitted storage incorporating cloaks and shoe cupboards. Spot lighting, contemporary shelving unit and wall mounted Bang & Olufsen multi disk CD player. Doors leading to the Inner Hallway and Study. Open plan to Snug and Dining Kitchen.

### Snug

Velfac powdered aluminium double glazed picture windows and secure door to the rear, leading to the raised patio area. Feature Burlington stone tiled chimney breast with inset log burning fire and glass fire guard. Olive wood flooring, electric blinds, spot lighting, wall mounted Bang & Olufsen TV.

### Dining Kitchen

Velfac powdered aluminium double glazed bi-folding doors to the rear, windows to the side and electric opening vent windows to the front. Siematic kitchen incorporating fitted units with contrasting island, offering both glass & corian bespoke work surfaces and breakfast bar. Inset Mixa single bowl sink with Dornbracht chrome mixer tap, Quooker instant hot

water tap and pull out handheld dish rinser. Miele integrated appliances include: two oven/grills, coffee maker, microwave, two warming drawers, refrigerator, dishwasher, combined five ring gas and induction hob with built in illuminated extractor above. Space for large dining table and chairs. Spot lighting and Burlington limestone hand cut tiled flooring. Door to:

### Utility Room

Velfac powdered aluminium double glazed window to the front. Range of matching fitted units incorporating inset sink with insinkerator waste disposal pullout Dornbracht tap mixer tap. Integrated Miele fridge freezer and Gaggenau full height wine cooler. Continued Burlington limestone hand cut tiled flooring.

### Office

Velfac powdered aluminium double glazed window to the front. Range of fitted storage units incorporating shelving and cupboards. Wall mounted desk, spot lighting and Burlington limestone hand cut tiled flooring.

### Inner Hallway

Spot lighting and Burlington limestone hand cut tiled flooring. Spot lighting, door to garage and further doors to the following rooms:

### Ground Floor WC

Two piece white suite comprising: wall mounted black granite wash hand basin with chrome Dornbracht mixer tap, and Duravit WC with concealed cistern and wall mounted Geberit dual push button flush. Spot lighting and fully tiled walls and flooring.

### Laundry Room

Range of Siematic fitted wall and base units with inset Mixa single bowl sink and chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Burlington limestone hand cut tiled flooring, spot lighting and extractor fan..

### Two Bedroom/Guest Suite

Velfac powdered aluminium double glazed window and door to the rear, leading out to the raised patio area. Range of fitted wardrobes and headboard with inset bedside shelves and lighting. Spot lighting and wall mounted Bang & Olufsen TV. Door to:











### En-Suite

Three piece white suite comprising: wet room style shower area with wall mounted chrome controls, handheld shower attachment and overhead rain shower; wall mounted vanity unit with inset Duravit wash hand basin and chrome mixer tap; and Duravit WC with concealed cistern and wall mounted Geberit dual push button flush. Spot lighting, wall mounted mirror, chrome ladder style towel radiator, extractor fan and fully tiled walls and flooring.

### First Floor Galleried Landing

Aforementioned concrete staircase from the ground floor. Velfac powdered aluminium double glazed windows to the front. Continued feature Burlington slate wall, olive wood flooring and spot lighting. Doors to the following rooms:

### Principal Lounge

Velfac powdered aluminium double glazed windows and doors to the front, leading to decked balcony with external lighting overlooking the village green. Further matching windows and doors to the rear, leading out to the main balcony, which is also decked, offering external lighting, built-in fire and staircase leading down to the main garden. Feature Gyrofocus central suspended rotating fireplace. Bang & Olufsen wall mounted TV, ceiling light and olive wood flooring.

### Master Bedroom

Velfac powdered aluminium double glazed windows to the front and opaque window to the side. Bang & Olufsen wall mounted TV, electric blinds and curtains, wall mounted bedside units, central bank of wardrobes/storage units and spot lighting. Open plan to:

### En-Suite

Velfac powdered aluminium double glazed windows and door to the rear, leading to decked balcony with external lighting. Four piece suite comprising: Duravit hot tub bath with chrome controls and Dornbracht chrome mixer tap; wet room style shower area with wall mounted chrome controls, handheld shower attachment and overhead rain shower; wall mounted vanity unit with inset Alape his and hers wash hand basin and Dornbracht chrome mixer taps; opaque glass privacy door leading to Duravit WC with concealed cistern and wall mounted Geberit dual push button flush. Built-in mirrored vanity cabinets incorporating lighting and shaver points. Marble tiled walls and flooring, spot lighting and extractor fans.

### Lower Ground Floor Hallway

Aforementioned concrete staircase from the ground floor. Large glass window overlooking the pool room. Olive wood flooring, useful under stairs storage cupboard, linen cupboard and spot lighting. Doors to the following rooms:

### Bedroom Three

Velfac powdered aluminium double glazed windows and door to the front, leading out to the lower ground patio. Fitted storage cupboard, Bang & Olufsen wall mounted TV, olive wood flooring, spot lighting. Openings to Study and Dressing Room. Door to En-Suite.

### Study

Velfac powdered aluminium double glazed window to the front. Range of fitted storage cupboards and shelving, incorporating desk. Spot lighting and olive wood flooring.

### Dressing Room

Range of fitted shelving, drawers and hanging rails, wall mounted full height mirror and spot lighting.

### En-Suite

Four piece suite, comprising: Villeroy & Boch freestanding oval bath with wall mounted chrome mixer tap and handheld shower attachment; wet room style shower area with wall mounted chrome controls, handheld shower attachment and overhead rain shower; Alape wall mounted vanity unit with inset sink and chrome mixer tap; and Duravit WC with concealed cistern and wall mounted Geberit push button flush. Wall mounted illuminated mirror, spot lighting, chrome ladder style towel radiator and extractor fan<sup>44</sup>.

#### **Bedroom Four**

Velfac powdered aluminium double glazed windows and door to the front, leading out to the lower ground patio. Bang & Olufsen wall mounted TV, range of fitted wardrobes and bedside units, fitted desk and spot lighting. Door to:

#### **En-Suite**

Three piece suite, comprising: wet room style shower area with wall mounted chrome controls, handheld shower attachment and overhead rain shower; wall mounted vanity unit with inset Alape wash hand basin and chrome mixer tap; and Duravit WC with concealed cistern and wall mounted Geberit push button flush. Built-in mirrored vanity unit with shaver point, chrome ladder style towel radiator, extractor fan and spot lighting. Fully tiled walls and flooring.

#### **Bedroom Five**

Velfac powdered aluminium double glazed windows and door to the front, leading out to the lower ground patio. Olive wood flooring and spot lighting. Door to:

#### **En-Suite**

Three piece suite, comprising: wet room style shower area with wall mounted chrome controls, handheld shower attachment and overhead rain shower; wall mounted vanity unit with inset Alape wash hand basin and chrome mixer tap; and Duravit WC with concealed cistern and wall mounted Geberit push button flush. Recess with shelving and shaver point, chrome ladder style towel radiator, spot lighting and extractor fan. Fully tiled walls and flooring.

#### **Cinema Room**

Optoma projector and cinema screen. Air conditioning, sound system, spot lighting and wall lights.

#### **Pool Room**

Velfac powdered aluminium double glazed doors and windows to the rear, leading to rear lower ground patio area. Further windows and double glazed door to the Gym. Large heated swimming pool incorporating steps, lighting and swim machine. Cedar wood hot tub set into floor with Balboa control panel. Security cameras accessible from all TVs for safety. Tiled flooring and spot lighting. Door to control room. Door to:

#### **Changing/Shower Room**

Bench seating with clothing hooks. Fully tiled walls and flooring. Wet room style shower area with wall mounted chrome controls, handheld shower attachment and overhead rain shower. Chrome ladder style towel radiator, spot lighting and extractor fan. Door to:

#### **WC**

Two piece suite, comprising: wall mounted Alape wash hand basin and chrome mixer tap; and Duravit WC with concealed cistern and wall mounted Geberit push button flush. Fully tiled walls and flooring, extractor fan and spot lighting.

#### **Gym**

Air conditioning, wall mounted mirror, spot lighting, Bang & Olufsen wall mounted TV and non-slip flooring.

#### **Integral Double Garage**

Remote operated garage door to the front. Automatic welcome lighting and power. Doors leading to store rooms and pant room (which houses two boilers and hot water cylinder).





**External**

A gated block paved driveway leads into the front garden, providing ample off road parking and leading to the integral double garage. A new decked suspended walkway with glass balustrades leads to the front door, with glass entrance canopy. Lawned garden area with a variety of plants and shrubs and steps leading down to a lower ground floor private external patio area. Secure access to the rear garden.

To the rear, the garden also continues over many levels. The main garden is laid to lawn with a variety of bordering plants, trees and shrubbery, as well as paved patio areas and staircases leading to the lower ground floor patio area and the first floor terrace. A partly covered decked seating area from the Dining Kitchen offers the perfect place to relax and enjoy the view of the fields beyond in any weather. External power, lighting and water.

**Addendum**

- Sky and AppleTV are connected to all TVs
- Electric underfloor zone control heating throughout
- Lutron lighting throughout
- Warm air in the pool room is recirculated to heat the pool
- Gym equipment available to purchase by further negotiation
- Solar panels to the roof
- Electric blinds and curtains to master bedroom and snug
- Sonos sound system throughout

**Additional Information**

- Tenure - Freehold
- Council Tax Band - H

**EPC Results**

- Current Energy Efficiency Rating - ( )
- Potential Energy Efficiency Rating - ( )
- Current Environmental Impact Rating - ( )
- Potential Environmental Impact Rating - ( )





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Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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