



THE POPLARS

Commonwood, Holt

Rickitt
Partnership

Edwardian family home close to Holt Village

Five bedroom detached Edwardian house ♦ Four reception rooms ♦ Breakfast kitchen with adjoining utility and cloaks ♦ Two en-suites & family bathroom ♦ Indoor swimming pool ♦ Three garages & outbuildings ♦ Main garden to the front ♦ House sits within approx. 0.64 acres ♦ EPC D

Description

A delightful Edwardian five bedroomed detached house situated close to Holt Village and with extensive countryside views. This well presented family home has four reception rooms and a wealth of character. To the rear of the house there is a large outbuilding comprising of useful store rooms on the ground and first floor, three single garages, an indoor swimming pool and conservatory. The garden are to the front and side of the house, it all the property sits within approx. 0.64 acre.

Hall

Stone tiled flooring. Double glazed window to rear. Radiator.

Living Room

Inglenook open fireplace with exposed brickwork and timber mantel. Tiled flooring. Double glazed French doors to the rear. Double glazed side window. Double glazed side window. Radiator. Open to:

Garden Room

Almost full width double glazed folding doors to front garden. Two double glazed windows to each side. Stone tiled flooring. Two Velux windows. Two radiators.





Breakfast Kitchen

A range of wall and base units with marble work surfaces above. Central island unit with marble surface extending to form a breakfast bar with storage below and glass fronted chilled drinks cabinet. 'Bertazzoni' range cooker with canopy extractor above, Belfast style sink with mixer tap, integrated dishwasher. Tiled walls. Walk in understairs pantry. Tiled flooring. Two double glazed rear windows.

Family Room

Feature exposed brickwork chimney breast with inset multi fuel burner. Double glazed window to front. Beamed ceiling. Tiled floor. Radiator.

Utility

Built in cupboard housing 'energy efficient Ideal' boiler. Base units with timber work surface above and integrated washing machine and tumble dryer. Tiled splash back. Double glazed window to side. Tiled flooring.

Cloakroom

Low level WC and hand wash basin. Tiled floor. Double glazed window to side.

Rear Porch

Tiled floor. Two double glazed windows and door to side.

Inner Hall

Staircase to the first floor.

Snug

Exposed brick chimney breast with log burner and brick hearth. Exposed beams. Double glazed window to front.

First Floor Landing

Radiator.

Bedroom One

Two double glazed windows to the front with views and one to side. Two radiators.



En-Suite Shower Room

Hand wash basin with vanity unit, low level WC and walk in shower. Tiled walls. Double glazed window to side. Radiator.

Bedroom Two

Double glazed window to rear and one to side. Radiator.

En-Suite Shower Room

Hand wash basin, low level WC and walk in shower. Double glazed window to rear. Part tiled walls. Tiled floor. Storage cupboard. Radiator

Bedroom Three

Two double glazed windows to rear. Vanity wash basin. Built in wardrobes. Feature cast iron fireplace. Two radiators

Bedroom Four

Double glazed window to front and one to side. Vanity wash basin. Radiator.

Bedroom Five

Feature fireplace. Double glazed window to front. Vanity wash basin. Radiator.

Bathroom

'Victorian' style roll top bath with claw feet with mixer tap and shower head, separate shower, low level WC and hand wash basin. Double glazed window to rear. Tiled flooring. Radiator.

Property Information

The council tax is band G. We understand the property is freehold, with mains water, electricity and private drainage connected. Gas fired central heating and hot water.

Outside

There is a large outbuilding to the rear of the house, comprising of three garages, two useful store rooms on the ground floor with four rooms above, indoor swimming pool with changing room, double shower room, cloakroom, kitchenette, store room and conservatory.

The house occupies a corner position with the gardens to the front and side of it, with the drive going down the middle with parking at the end. The property sits within approximately 0.64 acre.





Floorplans

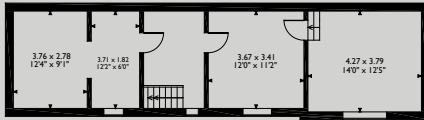
Main House = 335 Sq M/3606 Sq Ft

Garage = 53 Sq M/570 Sq Ft

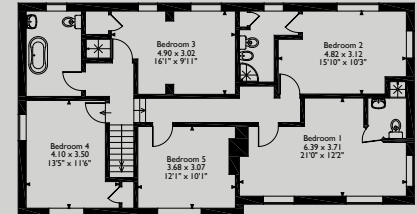
Annexe = 96 Sq M/1034 Sq Ft

Total = 484 Sq M/5210 Sq Ft

For identification purpose only. Not to scale.



Annexe First Floor



First Floor



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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