



# ASH Paddock

Farndon

**Rickitt**  
Partnership



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## An elegant contemporary five bedroom detached house in a village location.

Georgian style three storey detached ♦ Five bedrooms, three en-suites ♦ Five reception rooms ♦ Detached double garage with studio room above ♦ In the heart of Farndon ♦ Main house is 4,309 sq ft ♦ EPC C

### Description

A unique and characterful Georgian style three storey five bedroomed detached house located in the beautiful village of Farndon. This well presented and delightful property has a fine blend of modern, period and quirky features throughout. The house has an open feel to it, but has five reception rooms, in total the house is 4,309 sq ft. To the outside, there is a detached double garage with its own heating with shower room and a studio room on the first floor. Gardens to the front and rear, with a walled sanctuary garden to the side. The property stands within approx. just under half an acre.

#### Hall

A row of built in bookcases with secret door. Bespoke open staircase to first floor. Double glazed large windows to side. Marble flooring with under floor heating.

#### Reading Room

Two double glazed windows to front. Fireplace with exposed beam above and slate hearth with wood burner. Fitted bookshelves and cupboards below. Timber flooring with under floor heating.

#### Study

Via secret door. Double glazed window to front and one to side. Fitted bookcase. Timber flooring with under flooring heating.

#### Cloakroom

Victorian style pull-chain WC and hand wash basin. Double glazed frosted window to side. Tiled floor with under floor heating.





### **Dining Area**

Double glazed near floor to ceiling window to side. Marble flooring with under floor heating. Double glazed three panel bi-folding doors to rear. Open to:

### **Drawing Room**

Exposed brickwork fireplace with exposed beam above with slate hearth and insert wood burner. Two double glazed three panel bi-folding doors to rear. Double glazed windows to side. Timber flooring with under floor heating.

### **Kitchen**

Range of base and wall units with black granite work surface above. Insert one and a half bowl sink with mixer tap. Fireplace recess with insert range style cooker with five ring gas hob and extractor fan above. Tiled splash back. Floor to near ceiling cabinet housing Neff oven. Large floor to ceiling cabinet housing fridge and fridge/freezer. Central island with timber work surface above, range of cabinets, drawers, wine rack below, small breakfast bar and insert circular sink with mixer tap. Single Neff gas hob. Two double glazed windows to side. Marble flooring with under floor heating. Open to:

### **Orangery**

Double glazed lantern ceiling. Two double glazed three panel bi-folding doors to rear. Marble flooring with under floor heating.

### **Utility Room**

Range of base and wall units with granite work surface above. Insert Belfast style sink with mixer tap. Space for washing machine. Marble flooring with under floor heating.

### **Side porch**

Double glazed windows to side with part glass panelled front door with double glazed glass panels around. Double glazed four panelled ceiling. Marble flooring with under floor heating.

### **Landing**

Open gallery landing.





### **Bedroom One**

Double glazed half French doors opening to roof area. Wall mounted radiator. Large walk in wardrobe with fitted shoe racks, hanging space and drawers.

### **En-suite Bathroom**

Bath with mixer tap and separate shower head. Walk in shower and low level WC. His and Hers hand wash basins with mixer taps and vanity below. Double glazed window to rear. Marble flooring. Wall mounted radiator. Part tiled areas.

### **Bedroom Two**

Range of fitted wardrobes. Double glazed window to rear. Radiator.

### **En-suite Shower Room**

Walk in shower, low level WC and hand wash basin. Marble flooring. Double glazed frosted window to side. Part-tiled walls. Radiator. Access to loft space.

### **Bedroom Three**

Double glazed window to front. Radiator.

### **En-suite Shower Room**

Walk in shower, low level WC and hand wash basin. Marble flooring. Double glazed frosted window to side. Radiator. Part-tiled walls.

### **Bedroom Four**

Range of fitted wardrobes. Two double glazed windows to front. Radiator.

### **Bathroom**

Secret door. Bath with mixer tap and separate shower head, low level WC and hand wash basin with mixer tap. Fitted cupboard housing hot water cylinder tank. Black and white marble tiled flooring. Radiator. Skylight.

### **Second Floor**

#### **Bedroom Five/TV Room**

Secret door. Three double glazed windows to front. Three radiators. Storage into roof space.





## Outside

### Detached Double Garage

Two single electric up and over doors. Power and light. Door to side. Wall mounted boiler. Radiator. Open staircase to first floor.

### Shower Room

Walk in shower, low level WC and hand wash basin. Marble flooring. Part tiled walls. Wall mounted radiator.

### First Floor Studio Room

Double glazed window to side. Three double glazed skylights to front. A range of base and wall units with timber work surface above. Insert stainless steel sink unit with mixer tap. Space for fridge. Storage in roof space. Radiator.

## Grounds

To the front of the house is a large gravelled driveway offering ample off road parking, lawned garden with well stocked borders and trees. The rear garden is mainly laid to lawn with well stocked borders and trees. Two raised paved terraced areas off the rear of the property. There is a detached garden shed. A real feature to the grounds is the walled sanctuary garden to the side, with it's corner pond and sunken seating area with a small fireplace. The property stands within approx. just under half an acre.





# Floorplans

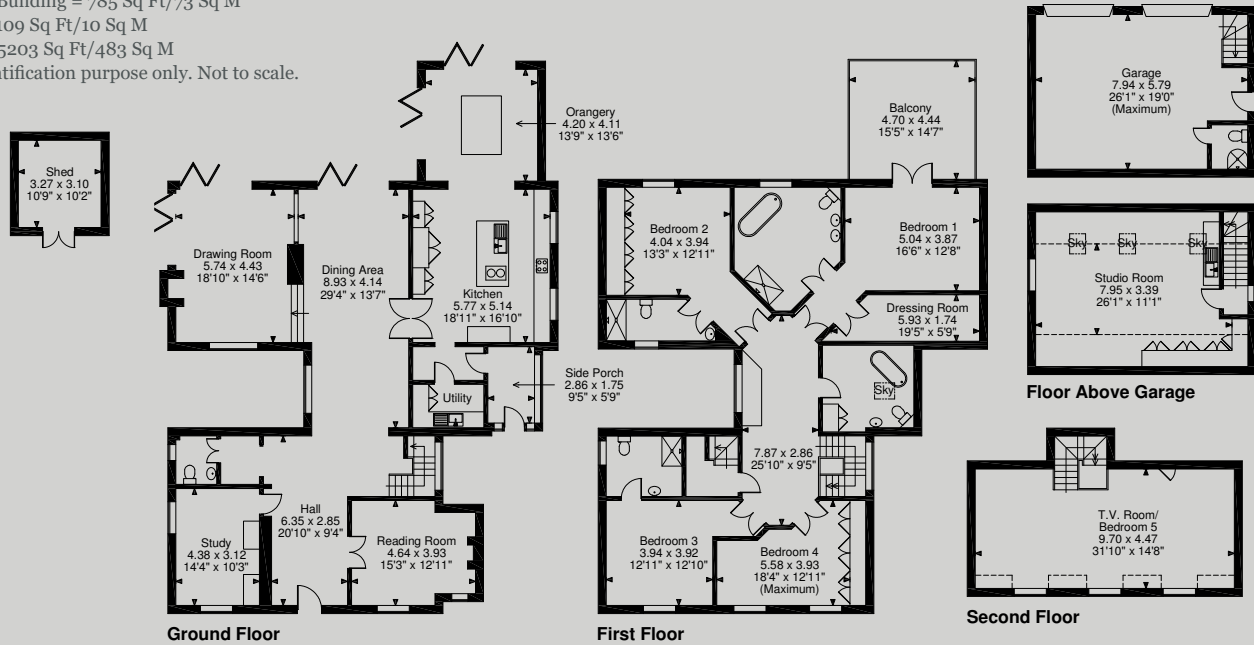
Main House = 4309 Sq Ft/400 Sq M

Garage Building = 785 Sq Ft/73 Sq M

Shed = 109 Sq Ft/10 Sq M

Total = 5203 Sq Ft/483 Sq M

For identification purpose only. Not to scale.



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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