

16 The Grange, Wilpshire

£325,000 Leasehold

A STUNNING FOUR BEDROOM PROPERTY IN WILPSHIRE. Which is immaculately present throughout. Featuring two reception rooms one being used as a cinema room along with a modern high gloss kitchen.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



A STUNNING FOUR BEDROOM PROPERTY IN WILPSHIRE. Which is immaculately presented throughout. Featuring two reception rooms one being used as a cinema room along with a modern high gloss kitchen with Granite work surfaces and has a range of integrated appliances such as Induction hob, electric oven, microwave, plate warmer dishwasher and fridge freezer. Adjacent to the kitchen, a convenient utility room offers additional storage and workspace. A standout feature of this property is the expansive orangery, which serves as a serene retreat, perfect for enjoying the surrounding views throughout the year. Its generous proportions make it an ideal space for a versatile room.

Leading onto the first floor you will find three double bedrooms and one single all of the bedrooms are neutrally decorated and provide space for other bedroom furnishings, there is also a en suite shower room which is served from the master bedroom along with a separate three piece bathroom.

Outside, the property continues to impress with driveway parking for up to two vehicles. The garden boasts a spacious patio area ideal for adult relaxation and entertaining, while a tiered path leads to a secluded woodland garden, offering a private and enchanting play space for children. The property's location further enhances its appeal, with easy access to local amenities, schools, and transport links, making it an ideal setting.



Hallway

LVT flooring, ceiling coving, stairs to first floor, composite front door, panel radiator.

Reception Room

Carpet flooring, ceiling coving, double glazed uPVC window, panel radiator.

Lounge

LVT flooring, double glazed uPVC window, panel radiator.

Kitchen

LVT flooring, fitted wall and base units with contrasting Granite work surfaces, induction Neff hob, extractor fan, sink and drainer, integral Bosch electric oven and Neff microwave and warming plate, integrated dishwasher and fridge freezer, ceiling spot lights, opening up into the Orangery, x2 panel radiators.

Utility Room

Tiled flooring, cupboard housing new boiler, fitted base units with space for washing machine and tumble dryer, ceiling spot lights, sink, frosted double glazed uPVC window, panel radiator.

Orangery

LVT flooring, double glazed uPVC throughout x2 panel.

Landing

Carpet flooring, loft access, over stairs storage, panel radiator.

Master Bedroom

Double bedroom with carpet flooring, ceiling coving, ceiling spot lights, fitted wardrobes, double glazed uPVC window, panel radiator.

En Suite

Tiled flooring, three piece in white comprising of mains fed shower enclosure, wc and basin, tiled floor to ceiling, frosted double glazed uPVC window, towel radiator.

Bedroom Two

Double bedroom with carpet flooring, ceiling spot lights, double glazed uPVC window, panel radiator.

Bedroom Three

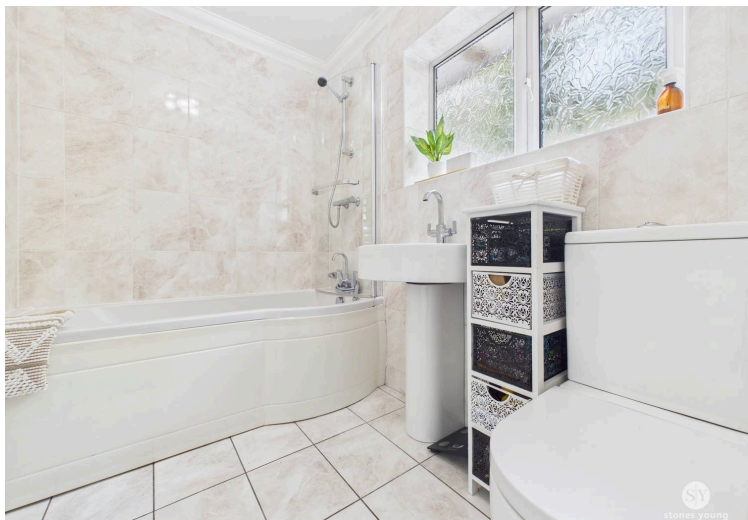
Double bedroom with carpet flooring, fitted cupboard, ceiling coving, double glazed uPVC window, panel radiator.

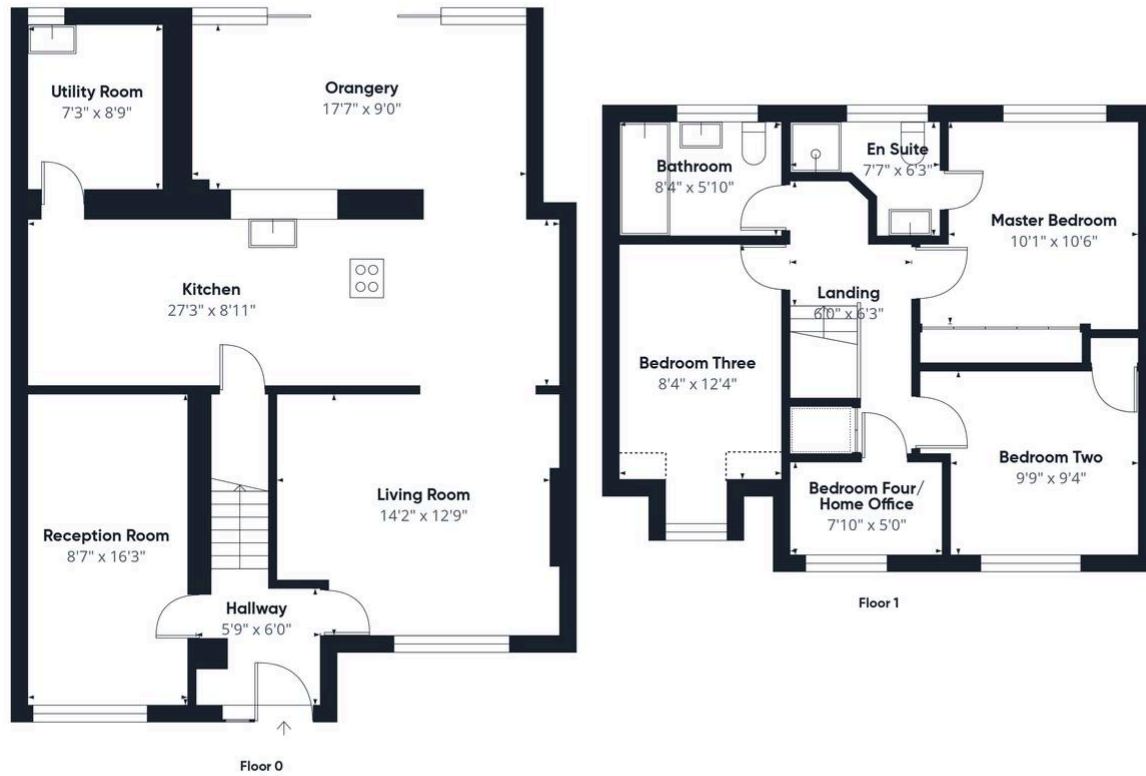
Bedroom Four

Single bedroom with carpet flooring, ceiling coving, double glazed uPVC window, panel radiator.

Bathroom

Tiled flooring, three piece in white comprising of mains fed shower over bath, Jacuzzi bath, wc and basin, tiled floor to ceiling, frosted double glazed uPVC window, towel radiator.





Approximate total area⁽¹⁾
1372 ft²
Reduced headroom
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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