



NORRICE LEA N2



FREEHOLD. SOLE AGENT.

£6,950,000.

ENTRANCE HALL: KITCHEN/LIVING ROOM: PREPARATION
KITCHEN: DINING ROOM: FAMILY ROOM: GUEST WC: SHOWER ROOM/
DOG SHOWER: PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM
AND EN SUITE BATHROOM: 3 FURTHER BEDROOMS (3 WITH EN
SUITE): FURTHER BEDROOM/PLAYROOM: GAMES ROOM: GOLF
SIMULATOR/MEDIA ROOM: STUDY: UTILITY ROOM/3RD KITCHEN:
STAFF BEDROOM WITH EN SUITE: ADDITIONAL GUEST WC:
LANDSCAPED GARDEN: OFF-STREET PARKING
COUNCIL TAX BAND H: EPC RATING D



Set behind a sweeping carriage driveway with ample off-street parking with 2 electric car points, is this magnificent, interior designed, recently rebuilt detached family home spanning 4,900 Sq ft (455 Sq m) over 4 floors.

This spectacular home was painstakingly renovated by the vendor, to the very highest of standards to include underfloor heating throughout, air conditioning, fresh air ventilation, CCTV and a "Control 4" smart home automation system.

You enter the home into an impressive hallway and the ground floor features a stunning contemporary kitchen/living room, with 3 sets of French doors that lead to the garden, a dining room, a family room, a 2nd full preparation kitchen, a guest WC and dog shower room.



The lower level features a “super” games room, a media/ golf simulator room, a study, a staff bedroom with ensuite bathroom and a utility room/ 3rd kitchen that has a dedicated steam closet.

On the upper floors, there are 5 bedrooms, 4 bathrooms (3 ensuite) including an indulgent principal bedroom suite with an oversized dressing room and luxurious marble bathroom.

The landscaped garden features an irrigation sprinkler system, outside speakers and a gas supply direct to a BBQ, without the need for a canister.

Houses of this quality rarely come to the market and we recommend an early visit to avoid disappointment.











SPECIAL FEATURES

3 FULL KITCHENS

PRINCIPAL KITCHEN FEATURES EXTRA WIDE 'MIELE' OVENS

UTILITY ROOM HAS A DEDICATED STEAM CLOSET

AIR CONDITIONING THROUGH OUT WITH NO SHARED UNITS

UNDERFLOOR HEATING

FRESH AIR VENTILATION

INTERNAL AND EXTERNAL CCTV

ELECTRIC BLINDS

'TRACKMAN' GOLF SIMULATOR (AVAILABLE BY SEPARATE NEGOTIATION)

SMART HOME AUTOMATION SYSTEM '(CONTROL 4)'

WIRED FOR A LIFT FOR A LIFT AND A DUMB WAITER FROM THE PREP KITCHEN TO THE UTILITY ROOM

PHONE SIGNAL BOOSTER ON ALL 4 FLOORS

BACKUP PUMP SYSTEM INSTALLED IN THE BASEMENT FOR WATERPROOFING

LANDSCAPED GARDEN WITH LIGHTING AND IRRIGATION

RAINWATER HARVESTING TANK

2 ELECTRIC CAR CHARGING PORTS

GAS SUPPLY DIRECT TO THE OUTDOOR BBQ AREA

MUSIC SPEAKERS IN GARDEN



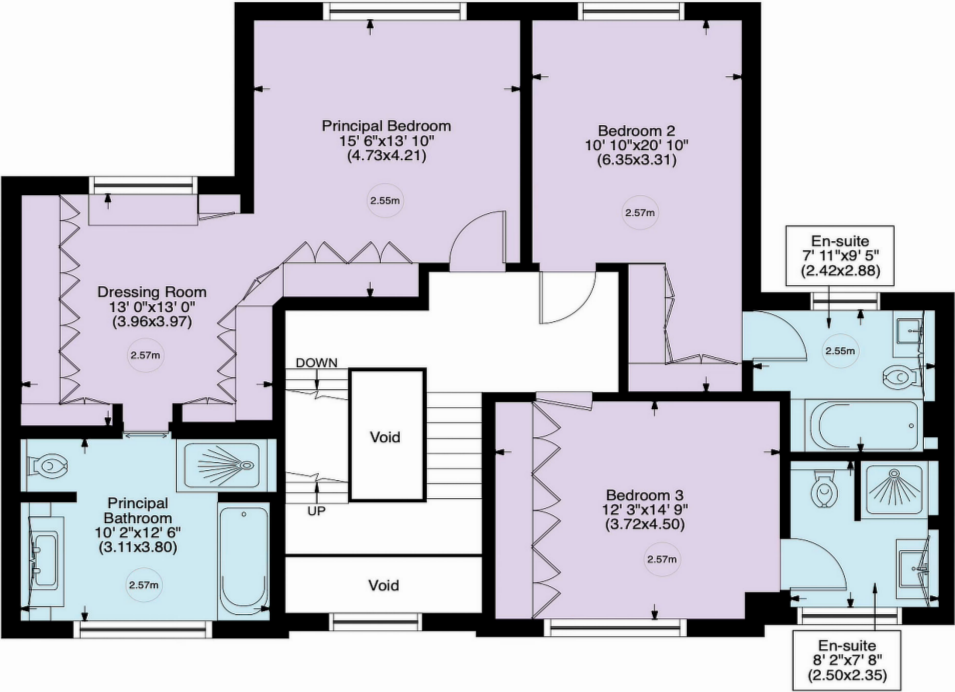
Norrice Lea N2

Gross internal area (approx.)

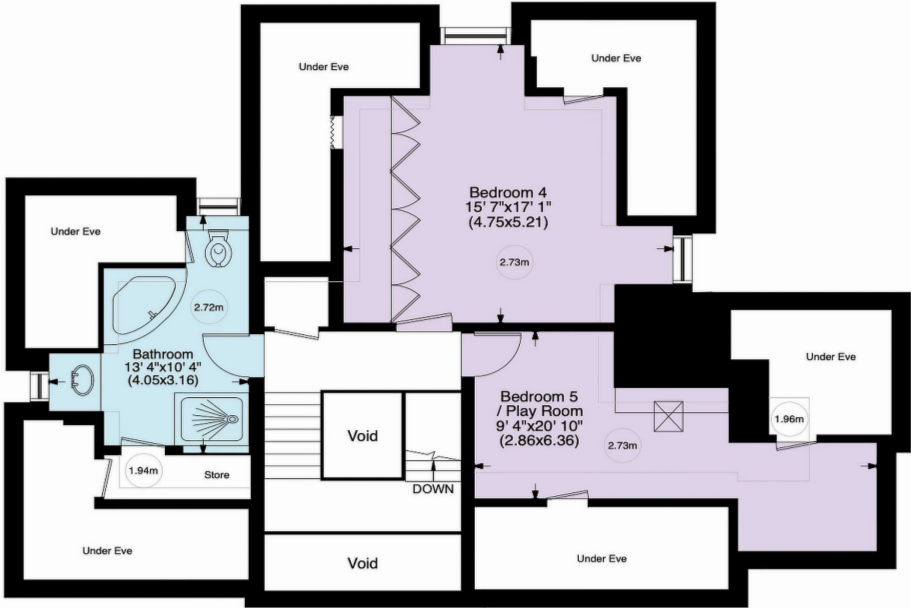
504 Sq m (5427 Sq ft) Including under eaves and under 1.5m

455 Sq m (4900 Sq ft) Excluding under eaves and under 1.5m

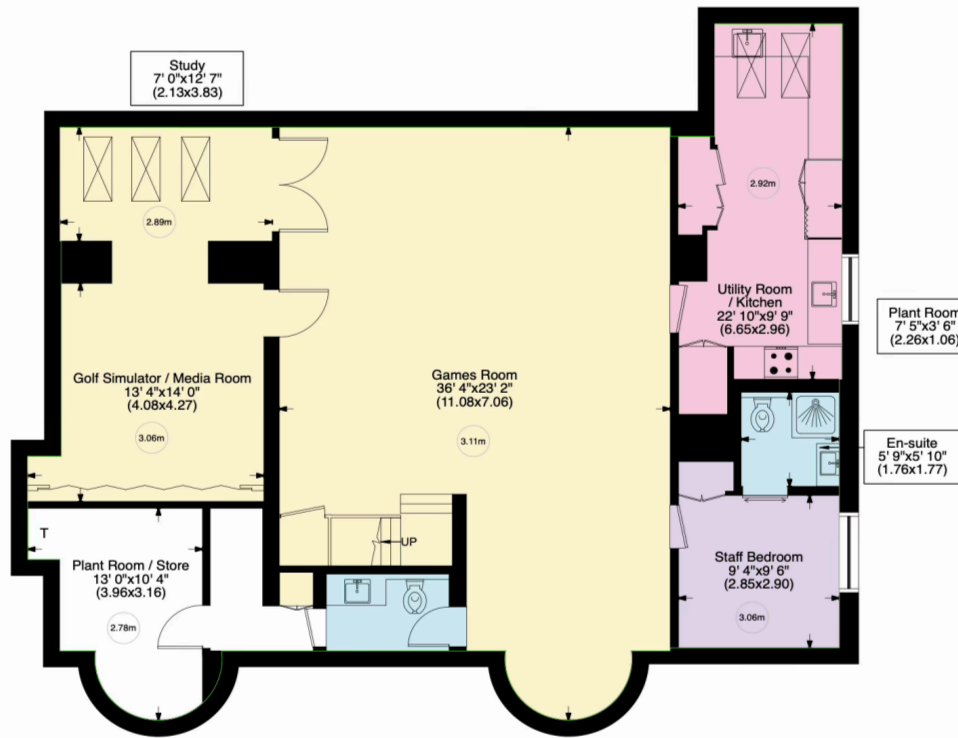
For identification only, Not to Scale



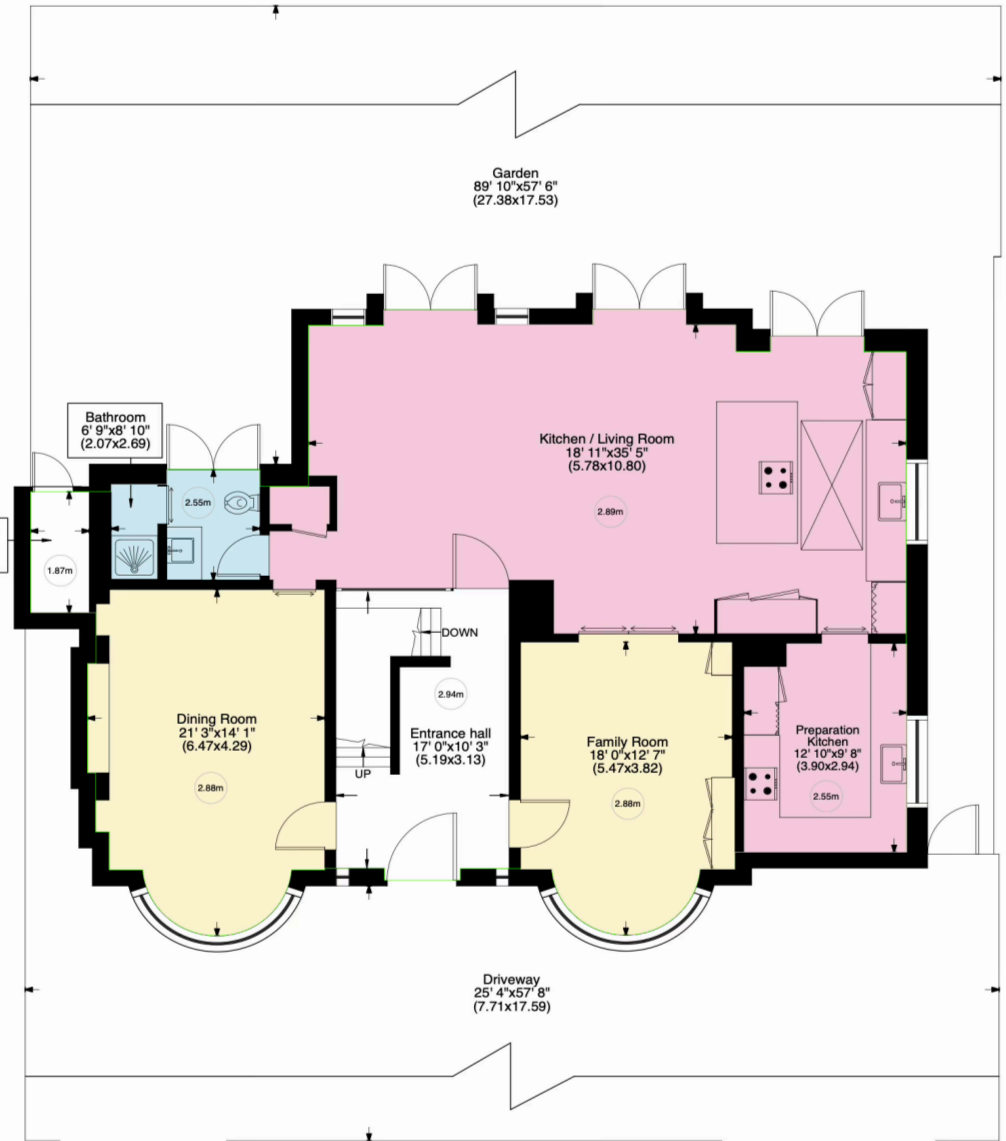
First Floor



Second Floor



Lower Ground Floor



Ground Floor

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.