

# Foxhall



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## Bodmin Close

Kesgrave, IP5 1AX

Offers in excess of £649,995



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# Bodmin Close

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## Summary Continued

In the last year the property has had luxury heavy duty electrically operated wooden gates plus high quality concrete post and rail fencing to the front (gates can even be voice operated via Alexa and remote control fobs).

In addition to that the grass in the rear garden was completely re-laid and all the new fencing and gates were installed in 2023 as well.

There is a very impressive entrance to the property with the gates leading into a huge driveway area with capacity parking for numerous vehicles and ideal for anyone with motorhome, caravan etc.

The rear dining seating area has two large roof light lanterns and superb natural light and sunshine throughout the property.

This home could also lend itself to an elderly relative or teenager living at home with semi independence from the rest of the family as there is a recently installed and hardly used luxury wet room off a small bedroom which could equally be used as a study or work from home office.

In addition to all this there are two completely separate lounge/sitting rooms for anyone wanting to separate themselves from the open plan family area. The rear one of these is double aspect south westerly facing again overlooking the garden, the front one has a magnificent full height red brick chimney breast incorporating a wood burner.

Upstairs there are four additional bedrooms, the main one of which has a Juliet balcony and French doors opening out overlooking the garden and woodland with one of the best views from a bedroom that we have seen. It also has a very nice en-suite from this bedroom and in addition to that there is a large 8'10 x 6'0 family bathroom plus a downstairs cloakroom. Also downstairs is a utility room and a very handy walk in pantry from the kitchen which is a top of the range Howdens kitchen with a wealth of integrated appliances and a utility room.

The property has gas central heating via a modern boiler installed in 2017 which is under a British Gas Home Care Agreement, uPVC double glazed windows and doors throughout also installed in 2017.

This home offers idyllic family living for anyone with young children, dogs with woodland walks literally on your doorstep. Furthermore for anyone who is a golfer the golf course on Rushmere Heath is only a 15 minute walk away and access to local shops and facilities at Kesgrave are all within a 10 minute walk or a five minute drive.

It really is the best of both worlds for anyone wanting completely secluded countryside living yet wanting to be a stones throw from the convenience of having local shops and facilities nearby.

## Front Garden

In the last year the property has had the heavy duty electrically operated wooden gates plus high quality fencing to the front (gates can even be voice operated via Alexa and remote control fobs).

There is a very impressive entrance to the property with

newly installed large electrically operated double wooden gates which lead into a huge driveway area with capacity parking for numerous vehicles and ideal for anyone with motorhome, caravan etc.

### **Entrance Hall/Boot room**

Wooden front entrance door with inset leaded light glazing through to reception hallway with tiled flooring, radiator, window to front, leaded light side panels in addition to the wooden entrance door.

### **Cloakroom**

5'11" x 4'5" (1.8206 x 1.3675)

WC, wash hand basin, window to front, extractor fan, tiled flooring, modern Viessmann wall mounted boiler, plus high efficient Jewel solar cylinder making this a very nice warm room.

### **Utility Room**

7'10" x 4'9" (2.3966 x 1.4696)

Plumbing for washing machine, vents for tumble dryer, plumbing for dishwasher, single drainer sink unit, eye level cupboards, plenty of shelving, worksurfaces, tiled flooring.

### **Kitchen/Breakfast Room**

9'4" x 19'11" (2.87 x 6.09)

Superb modern fitted kitchen with excellent range of units comprising base drawers, cupboards and eye level units, fitted slimline dishwasher, one and a half bowl sink unit. There are ample worksurfaces and a Stoves full width extractor hood and full height fitted fridge, eye level cupboards plus additional worksurfaces and breakfast bar with room for three stools plus double radiator and door to a very handy walk in pantry cupboard with shelving, plus space for a freezer with worksurface above, fitted shelving and window to front.

### **Dining Room/Sitting Room**

23'3" x 8'9" (7.09m x 2.67m)

Windows to rear and bi-fold doors opening out onto rear patio and garden which is south westerly facing benefiting from the sun for a large part of the day, laminate flooring, radiator, two large roof lanterns with inset spotlights making this room full of natural light and sunshine.

### **Inner Hallway**

Stairs rising to the first floor and doors to the lounge and sitting room, borrowed light coming from the rear lounge/diner.

### **Sitting Room**

13'3" x 13'0" (4.0416 x 3.9634)

Window to side easterly plus double glazed French doors and side panels opening out onto the patio and overlooking the rear garden being south westerly aspect making this a very sunny and bright room for a good part of the day, radiator.

### **Lounge**

24'6" x 12'9" (7.49m x 3.89m)

Lounge - Bay window and double French doors opening out into the front garden, second good size window to the front with a radiator making this yet another room full of natural light. The centre piece of the room is a beautiful red brick full height chimney breast with fireplace inset into which is a wood burner on a slate hearth and timber mantel over.

### **Bedroom Five/Study**

8'9" x 6'10" (2.6718 x 2.0903)

Radiator, window to rear, access into the wet room. This could make a superb en-suite toilet and shower facilities for an elderly relative living with the family or indeed teenager, young child etc.

Used as a study this would make a lovely room to work from home with the south westerly views over the garden and the woodland behind making it a very pleasant office/study as well.

### **Wet Room**

Beautiful wet room completely done in contemporary style with fully tiled walls in gloss tiles, Heritage fittings with wash basin, WC and wall mounted shower over, chrome heated towel rail, ceiling spotlights and an extractor fan, window to front.

### **First Floor Landing**

Two windows to front, radiator, stairs rising up from first floor, doors to all four bedrooms and bathroom off.

### **Bedroom One**

12'7" x 14'1" (3.84 x 4.30)

One of the major selling points of the property is this fantastic main bedroom with a Juliet balcony and double glazed French doors opening into the room with magnificent views over the garden and the woodland beyond, a window to side and a radiator, loft access.

### **En-Suite Shower Room**

Fully tiled shower enclosure, vanity unit wash hand basin with cupboards beneath and WC, window to side, fitted shelving, chrome heated towel rail, extractor fan.

### **Bedroom Two**

9'10" x 10'10" (3.02 x 3.32)

Full width picture window to rear overlooking the garden and woodland, radiator, door to good size cupboard with shelving.

### **Bedroom Three**

10'0" max x 9'0" max (3.0535 max x 2.7532 max)

Window to rear

### Bedroom Four

9'2" x 7'6" (2.81 x 2.29)

Window to the front and a radiator, loft access (loft access two). If not needed as a bedroom this again would make a superb study with a recess ideal for a full width desk etc.

### Bathroom

8'10" x 6'0" (2.69m x 1.83m)

Large family bathroom with matching Heritage suite comprising wash hand basin, WC, bath with Victorian style shower attachment over bath, fully tiled in bath/shower area, full height chrome heated towel rail, extractor fan, window to front.

### Rear Garden

The garden is relatively low maintenance being largely laid to lawn with several young trees including silver birch and Acer, well kept inset flower/shrub borders, large fitted awning which covers the patio at the bifold door end, extensive outside lighting.

The rear garden commences with a large raised patio area which is a complete sheltered and secluded sun trap ideal for sitting out having a morning cuppa, an afternoon glass of wine and super for alfresco dining. The garden is enclosed by a combination of new concrete post and rail fencing plus open wire fencing and backs onto established woodland being an absolute

delight for wildlife. The grass was completely re-laid last year. There is a large awning over the bi-fold doors at the rear that was only installed this year.

There is also a large climbing frame with swings and slide that can be left at no charge if required by the lucky new owners.

### Agents Note

Tenure - Freehold  
Council Tax Band C

The property is approached via Bodmin Close. Proceed to the cul-de-sac end of Bodmin Close drive onto the Foxhall Heath and there will be a driveway leading to the double gates. Please note this access driveway before you reach the double gates is a shared access over a privately owned driveway.













## Road Map



## Hybrid Map



## Terrain Map



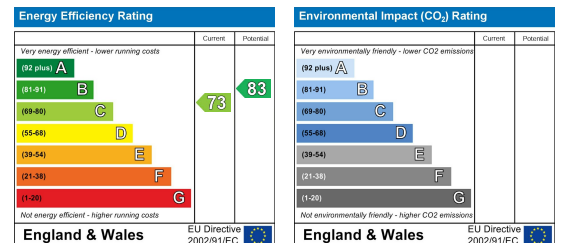
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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