



MEACOCK & JONES

**Cleves Thorndon Approach
Herongate**

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An exceedingly rare and exciting opportunity to acquire a most substantial 5,878 sq ft and charming arts and crafts style house with a delightful feature thatched roof situated on extensive south easterly grounds that measure 0.62 acre. This appealing property is located in a convenient position in this popular private estate and benefits from five spacious bedrooms and a magnificent indoor leisure complex surrounded by extensive and well tended park like gardens. (The property is not listed).

Offers over £2,700,000



From beneath an arched sheltered entrance a fine oak front door with obscure leaded light insert opens to the:-

RECEPTION HALL



An impressive entrance into this splendid family home. A 13'7" tall vaulted ceiling very much provides an immediate impression of space, upon entering. A turned staircase rises to the first floor galleried landing. Light is drawn from a leaded light double glazed bay window fitted above the stairwell. Original oak flooring runs throughout. Radiator with bespoke ornamental cover. Door to cloaks cupboard fitted with hanging rail and shelving.

SITTING ROOM 18' x 14' (5.49m x 4.27m)



A bright and spacious reception room drawing maximum light from a wide double glazed leaded light window that provides panoramic views of the extensive surrounding southerly grounds, a curved window to the side and double glazed leaded light French doors that open to the adjacent water garden. Continuation of original oak flooring from the reception hall. Two radiators. Coved cornice to ceiling. A central focal point is a feature limestone fireplace that incorporates a gas coal effect fire.

KITCHEN/BREAKFAST ROOM/FAMILY ROOM 23'5" max x 22'4" max (7.14m max x 6.81m max)



An outstanding kitchen/breakfast room and very much the hub of this characterful family home. The kitchen has been completely redesigned and refitted in 2018 with a fine quality Christian Howe kitchen that incorporates an extensive range of units that comprise base cupboards, drawers and matching wall cabinets. To the centre of the kitchen is a large island unit fitted with a large matching granite top with overhang that provides a breakfast bar with cupboards below. To the centre is a porcelain one and a half bowl sink unit with Quooker hot water tap and ribbed granite drainer. Integrated wine cooler. Additional integrated appliances to remain include a four ring ceramic cooker and Rangemaster extractor unit fitted above. Neff double oven with Bosch integrated microwave oven inset. Integrated Bosch dishwasher and

Bosch refrigerator to remain. Country style Amtico floor runs throughout. Light is drawn from double glazed leaded light windows overlooking the extensive garden to the front of the property in addition to a feature bay window overlooking the southerly grounds and a pair of double glazed leaded light French doors lead to the rear garden sun terrace. The kitchen is divided into three different areas. Two feature cast iron radiators. Coved cornice to ceiling. Window seat with cupboards below. Spotlights to ceiling.

DRAWING ROOM 25'5" x 13'10" (7.75m x 4.22m)



A very well proportioned reception room from which leaded light French doors open to the garden terrace and a leaded light window overlooks the well stocked surrounding gardens. A focal point of this room is a feature brick fireplace with oak bressumer that complements the partially timbered ceilings. Spotlights to ceiling. Two radiators.

UTILITY ROOM 9'9" x 7'5" (2.97m x 2.26m)



An inner hallway provides access to the utility room. An excellent companion to the kitchen/breakfast family room. Fitted with a range of light coloured units that provide base cupboards and wall mounted cabinets to one wall with matching granite top. Porcelain sink unit with ribbed granite top. Ribbed tile effect splashbacks above. To the opposite wall are an extensive range of storage cupboards with recess designed to accommodate an American style fridge/freezer. Wood effect floor. Coved cornice to ceiling. Radiator. Leaded light window to front elevation. Extractor fan.

WC

Contains a low level WC and pedestal wash hand basin with tiled splashbacks. Tiling to floor. Double glazed leaded light window to the front elevation. Radiator with ornamental cover. Door to garage.

INNER HALL

A cupboard conceals the fuse box and meter. An additional cupboard adjacent accommodates the Keston gas fired boiler. Radiator. Coved cornice to ceiling. A leaded light window overlooks the southerly elevation. From here a glazed door with panels to either side opens to the leisure complex.

LEISURE COMPLEX

SWIMMING POOL AREA 42'5" x 33' to 26'7" (12.93m x 10.06m to 8.10m)



A superb addition that incorporates a very large heated recently re-tiled indoor swimming pool. Sliding patio doors with recently refitted double glazed inserts face the rear and side elevations and provide panoramic views of the surrounding gardens. A door opens to the pump house and an additional door opens to the changing room.

CHANGING ROOM 11'10" max x 10'4" max (3.61m max x 3.15m max)



Continuation of recently refitted tiling from the swimming pool area. Double glazed leaded light window to the side elevation. Spotlights and coved cornice to ceiling. Tiled shower enclosure with wall mounted controls. Door to WC.

WC

Comprising close coupled WC with pedestal wash hand basin with mixer tap and tiled splashbacks. Continuation of tiled floor. Coved cornice to ceiling. Spotlight to ceiling. Radiator. Double glazed leaded light window to side elevation.

GAMES ROOM 24'4 x 23'5 (7.42m x 7.14m)



A versatile space which could provide an excellent games room or entertainment area. Two double glazed leaded light windows to the side elevation with radiator below each. Glazed bi-folding doors could potentially separate the games room from the swimming pool area. To one wall is a kitchenette fitted with a range of light cream units comprising base cupboards and wall mounted cabinets with contrasting effect roll edge worktops incorporating a stainless steel drainer sink unit with mixed tap. Neff fan assisted oven. Space for refrigerator and integrated freezer.

SNOOKER ROOM 17' max x 16'7 max (5.18m max x 5.05m max)



Original wood panelling to walls add to the character and this is complemented by a feature fine wooden carved fireplace with book shelving fitting to either side of the chimney. Spotlights to ceiling. Two radiators have bespoke fitted covers and double glazed leaded light windows face the side and front elevations.

FIRST FLOOR GALLERIED LANDING



As previously mentioned, this is a galleried landing illuminated by a double glazed leaded light window overlooking the broad frontage and Thorndon Approach beyond. Exposed ceiling beams add to the impression of character throughout. Radiator. Door to linen cupboard fitted with slatted shelving and light. Door to airing cupboard containing hot water cylinder fitted with slatted shelving above. Radiator.

BEDROOM ONE 14'x 11 (4.27mx 3.35m)



This bedroom suite comprises a bedroom area, en-suite bathroom and adjacent sitting room.

A well proportioned bedroom situated at the front of the property. Double glazed bay window to the front aspect with radiator below. Door to:-

EN-SUITE BATHROOM



Comprising a panel enclosed bath with mixer tap. Tiled shower enclosure with wall mounted controls. Pedestal wash hand basin and low level WC. Radiator. Tiling to floor and tiling to full ceiling height with feature border. Secondary glazed window to rear aspect. Door to:-

DRESSING/SITTING ROOM 20'3 x 11'6 (6.17m x 3.51m)



Two UPVC double glazed windows face the rear aspect each with a radiator below each. Access to loft storage. A door opens to extensive eaves storage with additional door providing further storage, if required. Sliding doors open to a wardrobe fitted with hanging rail and shelving.

BEDROOM TWO 22' to 14'3 x 13'8 (6.71m to 4.34m x 4.17m)



Double glazed bay window to rear aspect with additional double glazed window to side. Radiator The bedroom has been fitted with a fine quality range of wardrobe cupboards with drawers to either side of the bed recess and additional cupboards to either side. Door to:-

EN-SUITE BATHROOM



Containing a panel enclosed bath with mixed tap and hand grips. Close coupled WC. Pedestal wash hand basin. Tiled shower enclosure with wall mounted controls. Tiling to floor and to full ceiling height with feature border. Heated towel rail. Extractor fan. Double glazed leaded light window to side elevation. Spotlight to ceiling.

BEDROOM THREE



Like the family room below, this is a bright and spacious room providing elevated views of the extensive and well tended southerly plot. Double glazed leaded light windows face both the rear and side elevations. Period style radiator. Built in wardrobes provide useful hanging and shelving space. Dado rail.

BEDROOM FOUR 12' x 11'9 (3.66m x 3.58m)



Double glazed leaded light window to rear elevation with radiator below.

BEDROOM FIVE 10' x 9' (3.05m x 2.74m)



Another good sized bedroom. Double glazed window to the rear elevation with radiator below.

SHOWER ROOM



Comprising a wide tiled shower enclosure with hand shower attachment and wall mounted Victorian style controls. Heritage wash hand basin. Close coupled WC. Victorian style tiling to floor. Matching brick effect white tiling to walls. Double glazed leaded light window to front elevation. Spotlights to ceiling. Heated towel rail.

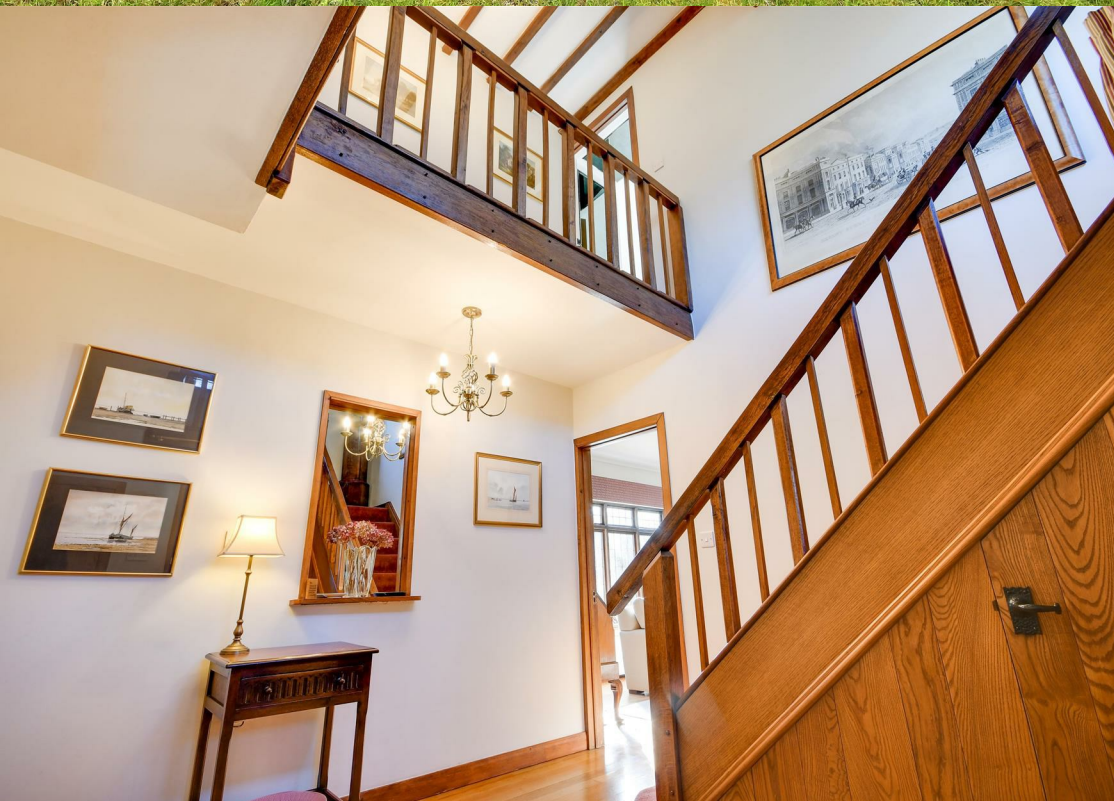
REAR GARDEN



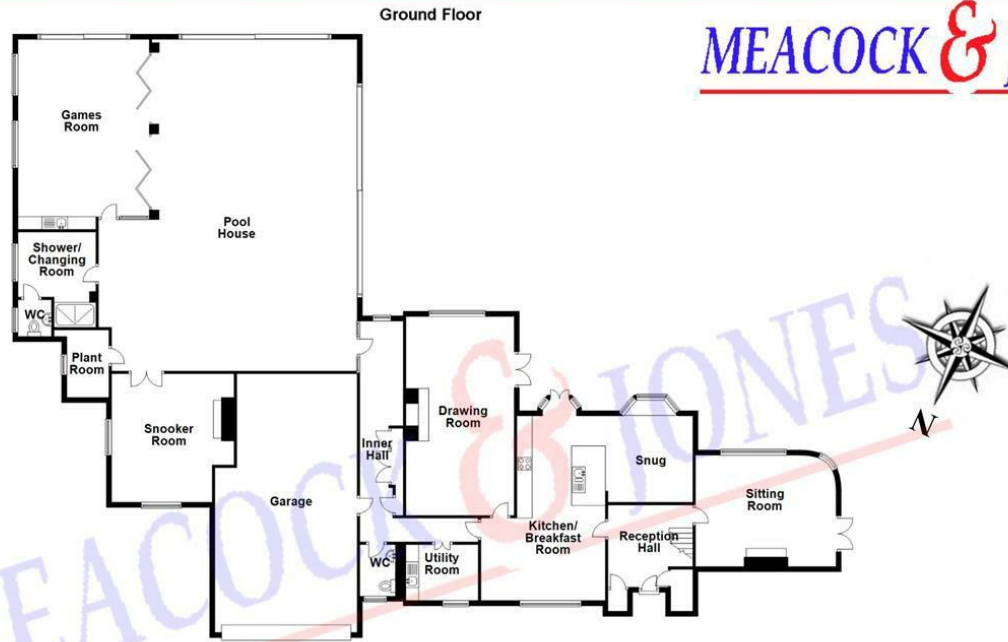
The surrounding gardens beautifully complement the house and have been meticulously planned and cared for over the course of several decades. Running across the rear of the property is an extensive garden terrace that divided into three areas; The principal area is of an ideal size for outside dining and summer barbecues with an additional terraced area adjacent to the leisure complex. To the side of the property from beneath a pergola covered by mature wisteria is an enclosed water garden providing an additional seating area and shade in summer afternoons. From here a wooden gate leads to the front garden. The overall plot is very substantial and measures 0.62 acre. The westerly boundary of the rear garden measures 131' in depth and the rear boundary measures 160' in width. As previously mentioned, the grounds face due south, so are in sunshine throughout the entire day and an additional hexagonal terraced area makes a striking feature. The garden has been planted with a varied and interesting assortment of mature shrubs, plants and trees, many of which are spring flowering and offer an array of colour and interest throughout the year. The garden is screened on all boundaries to create privacy and provide a most attractive garden setting. A very well screened shed has a compost area adjacent.



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APPROX INTERNAL FLOOR AREA
546 SQ M 5878 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	