



Kildare, Ford Lane

Guide Price £1,175,000

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# Kildare

Ford Lane, West Mallong

GUIDE £1,175,000 to £1,275,000. Stunning 4-bedroom detached house situated on a sprawling plot measuring approximately a third of an acre. Set in the idyllic village of Trottiscliffe. Council Tax band: G

Tenure: Freehold

- DETACHED HOUSE OCCUPYING A GENEROUS PLOT
- 3RD OF AN ACRE (APPROX)
- GLORIOUS COUNTRYSIDE VIEWS
- ROOF TERRACE AND SPECTACULAR REAR GARDEN WITH SWIMMING POOL
- IDYLIC, RURAL, POSITION LOCATED IN TROTTISCLIFFE VILLAGE
- SOLAR PANNELS WITH 2 BATTERIES – 10KW
- SWEEPING IN & OUT DRIVEWAY
- EXTENDED & PRESENTED TO AN EXCEPTIONAL STANDARD, PLANNING APPROVED FOR FURTHER EXTENSION.
- 3243 SQ FT OF LIVING SPACE
- 4 BEDROOMS, 3 RECEPTIONS, 2 EN SUITES, SEPARATE WC



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#### KITCHEN/DINER

21' 5" x 19' 6" (6.53m x 5.94m)

#### LIVING ROOM

24' 10" x 23' 6" (7.57m x 7.16m)

#### HALLWAY

#### STUDY

12' 4" x 11' 11" (3.76m x 3.63m)

#### RECEPTION ROOM

15' 9" x 9' 9" (4.80m x 2.97m)

#### LANDING

#### BEDROOM

19' 4" x 11' 11" (5.89m x 3.63m)

#### BEDROOM

17' 9" x 11' 10" (5.41m x 3.61m)

#### BEDROOM

17' 9" x 12' 0" (5.41m x 3.66m)

#### BEDROOM

11' 10" x 11' 8" (3.61m x 3.56m)

#### BATHROOM

#### EN SUITE TO MASTER

#### EN SUITE

#### SEPARATE WC





**GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

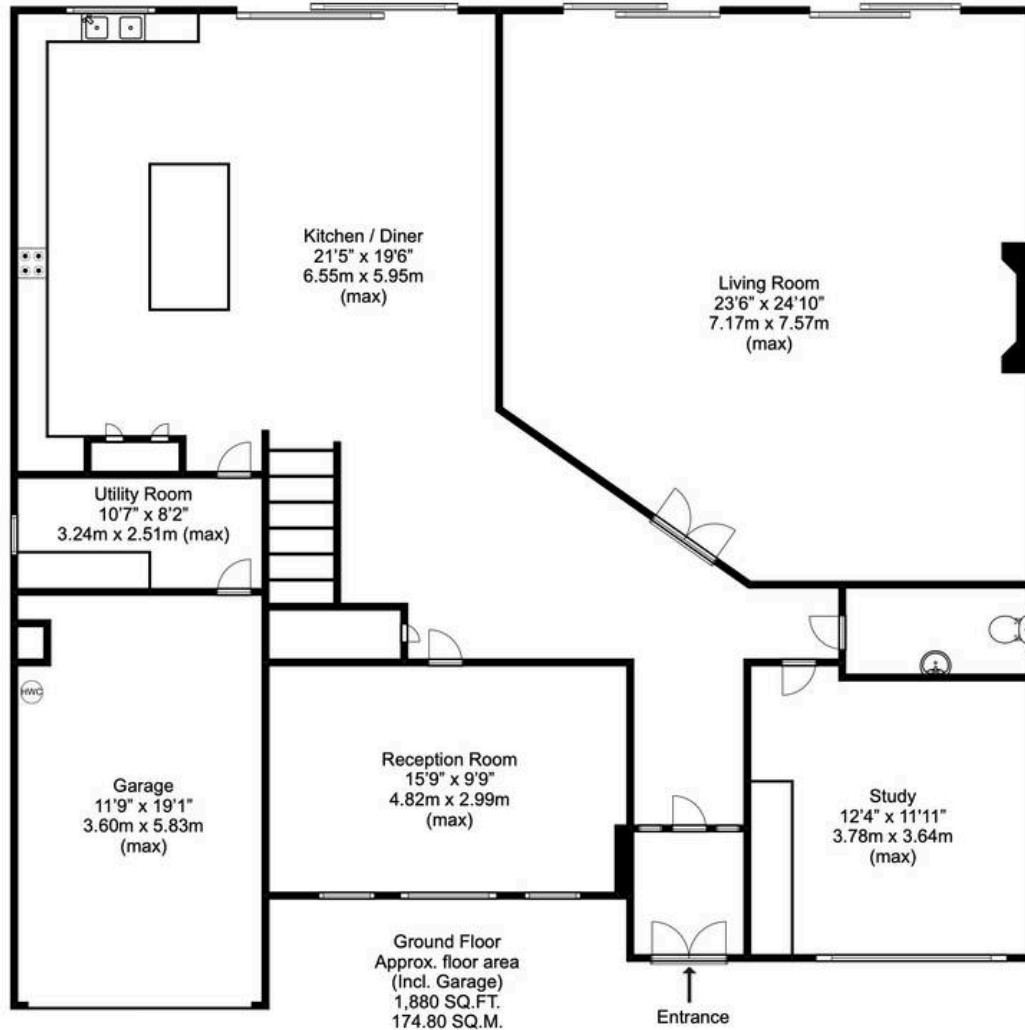
10 Parking Spaces







Approx. total  
floor area  
(Incl. Garage)  
(Incl. R.H.H.)  
3,243 SQ.FT.  
301.57 SQ.M.



Restricted head height (R.H.H.)  
Limited use area under 1.5m

**Disclaimer**  
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.





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