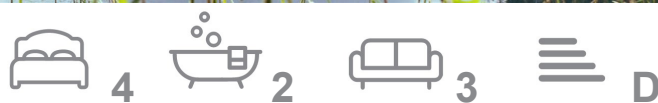




5 High Street
Rookery, ST7 4RW



Offers in excess of £775,000

Here at Carters we are honoured to be welcoming to the market this one of a kind and executive family residence which is nestled within a private and extensive plot.

Situated within the heart of Rookery, set amongst natural woodland and wildlife, stands a sanctuary amidst the towering trees and the whispering leaves. It is an ideal forever home for large and extended families who desire flexible and spacious grounds to set down roots. As you take a drive up the private driveway your breath will be taken away by the imposing beauty this stunning family home. The expansive gardens are proudly upon show as you head up the driveway as it sweeps around and up to the main property, where it benefits from an abundance of off road parking. From here you will see that there are two properties within the estate, the smaller of the two being a generous and fully functional two bedroom apartment, which is positioned above the detached double garage with the option to extend and convert the lower level, if so desired (planning permitting). The main property stands alone and is in its own right, exceptional. It is an extensive property which again boasts flexible and spacious living, across two storeys. There are three reception rooms to be enjoyed, as well as a large and contemporary kitchen/diner, a study, utility and a larger than average conservatory. Head up the stairs where there are two more bedrooms, as well as a luxurious four piece family bathroom and a walk-in wardrobe. The main bedroom boasts two sets of French doors which lead out onto the sun terrace, here is a tranquil escape where you can sit and relax whilst observing from above, the large pond which is home to many species including spectacular dragonflies, fish and frogs, which live amongst the water lilies. The current owners have also gone to the trouble of obtaining planning permission for a further storey extension on the main property, which cements just how much potential and scope this property holds.

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Entrance Hall

Two UPVC double glazed windows to the side elevation and a UPVC entrance door and sidelights to the rear. Recessed ceiling downlighters. Victorian style radiator. Amtico flooring. Under stair storage cupboard. Stairs to the first floor leading off.

Conservatory

14'5 x 11'8 (4.39m x 3.56m)

UPVC double glazed windows and doors leading out onto the patio. Victorian style radiator. Amtico flooring.

WC

UPVC double glazed window to the rear elevation. A two piece suite which comprises of a low level WC and a wall mounted hand wash basin. Coving. A Victorian style radiator. Partially tiled walls. Amtico flooring.

Laundry Room

8'0 x 5'09 (2.44m x 1.75m)

UPVC double glazed window to the rear elevation. Wall and base units which incorporate work surfaces with space and plumbing for a washing machine and dryer. Victorian style radiator. Partially tiled walls. Tiled flooring.

Dining Room

11'07 x 9'11 (3.53m x 3.02m)

UPVC double glazed French doors leading out onto the patio. Victorian style radiator. Access into living room.

Living Room

15'03 x 13'03 (4.65m x 4.04m)

UPVC double glazed box bay window to the front elevation.

Log burner effect gas fire set in a fireplace with a floating timber mantle and a natural stone hearth. Victorian style radiator. TV point.

Breakfast Kitchen

13'06 x 11'09 (4.11m x 3.58m)

UPVC double glazed window to the rear elevation and an oversized skylight. A range of country style base, drawers and wall mounted cupboards with granite work surfaces incorporating an inset double Belfast sink with drainer and mixer tap. A breakfast island with granite surface. Freestanding aga oven. Integrated microwave. Recessed ceiling downlighters. Victorian style radiator. Stone tiled floor.

Family Room

20'08 x 15'00 (6.30m x 4.57m)

UPVC double glazed box bay window to the front elevation. UPVC double glazed windows and French doors to the side elevation. Log burner effect gas fire set in a fireplace with a floating timber mantle and a natural stone hearth. Recessed ceiling downlighters. Three Victorian style radiators. Stone tiled floor. TV point.

Boot Room

UPVC double glazed entrance door to the side elevation. Recessed ceiling downlighters. Victorian style radiator. Stone tiled floor.

Study

10'03 x 7'00 (3.12m x 2.13m)

UPVC double glazed window to the rear elevation. Fitted desk and storage units. Loft access. Recessed ceiling downlighters. Victorian style radiator. Stone tiled floor.

First Floor Landing

Storage cupboard. Recessed ceiling downlighters.

Main Bedroom

13'02 x 10'08 (4.01m x 3.25m)

UPVC double glazed window to the front elevation. UPVC double glazed doors to the side elevation, leading out onto the terrace. Recessed ceiling downlighters. Victorian style radiator. Laminate flooring. TV point.

Walk-In-Wardrobe

UPVC double glazed window to the rear elevation. Built in shelving units. Recessed ceiling downlighters. Radiator. Laminate flooring

Bedroom Two

14'0 x 9'11 (4.27m x 3.02m)

UPVC double glazed window to the front elevation. Recessed ceiling downlighters. Loft access. Victorian style radiator. Laminate flooring.

Family Bathroom

UPVC double glazed window to the rear elevation. A luxurious four piece suite comprising of a freestanding cast iron roll top bath with a freestanding shower head and mixer tap, an oversized shower enclosure with aqua panelled walls, an inset sink with storage beneath and a low level WC. Extractor fan. Feature panelled walls. Feature centre piece ceiling light. Victorian style radiator with towel rail. Vinyl flooring.

Loft Annexe:

Entrance Hall

UPVC double glazed entrance door to the side elevation.

Storage cupboard. Laminate flooring. Access to shower room.

Shower Room

UPVC double glazed window to the side elevation.

A modern three piece suite which comprises of an oversized walk-in shower enclosure, a wall mounted hand wash basin and a low level WC. Heated chrome ladder towel rail. Recessed ceiling downlighters. Fully tiled walls and flooring. Loft access.

Living/Kitchen

20'11 x 19'06 (6.38m x 5.94m)

UPVC double glazed window to the front elevation and a selection of dual aspect Velux windows.

A range of wall, drawer and base units which incorporate work surfaces with a one and a half stainless steel sink, mixer tap and drainer. Integrated washing machine and dryer. Space for fridge freezer. Feature wall mounted modern fireplace with burning stone effect. Recessed ceiling downlighters. Two radiators. Laminate flooring.

Bedroom One

10'08 x 10'01 (3.25m x 3.07m)

UPVC double glazed window to the front elevation.

Fitted wardrobe. Radiator.

Bedroom Two

10'11 to robes x 9'10 (3.33m to robes x 3.00m)

UPVC double glazed window to the front elevation.

A selection of fitted wardrobes. Radiator.

Garage Entrance Hall

UPVC entrance door to the front elevation. Access to two store rooms and kitchen area with a stainless steel sink with a mixer tap and drainer. Access to WC.

Garage One

20'10 x 11'09 (6.35m x 3.58m)

Electric up and over door to the front elevation.

Power and lighting. Door providing access into garage one.

Garage Two

20'10 x 10'03 (6.35m x 3.12m)

Electric up and over door to the front elevation.

Power and lighting.

Additional Information

We are led to believe that the property is Freehold and Council Tax Band F.

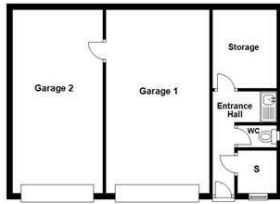
Services

The main services of gas, electric, water and drainage are all connected to the mains. Please be advised the annex is supplied by oil not gas.

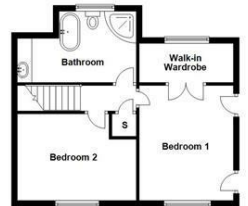
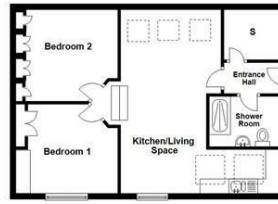
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

Ground Floor



First Floor



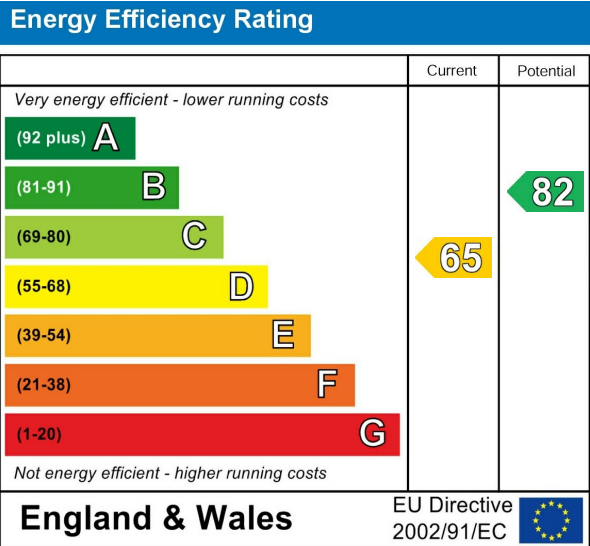
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.