



High Street, Wrestlingworth, SG19 2EP

Asking Price £900,000



LATCHAM —————
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this simply "wonderful" individually built four double bedroom detached home. The home was built to a very high standard by the present owners and boasts underfloor heating to not only the ground floor but the first floor too as there is concrete flooring. Everything from the choice of bricks to the internal fittings are of a high quality. The property sits on a private road and if you are after peace and quiet at the end of the day then this will be the home for you. As well as having a large footprint, the "Wrap around garden" that is approximately 0.28 acres has wonderful views of open countryside. It really is a case of shut the Cast iron gates to the driveway and you really are in a private and tranquil setting.

The property briefly comprises of a large entrance hall, WC, 13' Study, 23' lounge, 16' dining room, 21' kitchen/breakfast room, 8' utility room and a conservatory/garden room completes the ground floor. The first floor again has a large galleried landing, 20' master bedroom with walk in wardrobe and an En Suite, 15' second bedroom with En Suite, 13' bedroom three and a 12'8 bedroom four. Large family bathroom.

Outside has a real "wow" factor with a beautiful manicured "wrap" around lawn with views to open countryside. There is a raise decking area with pergola and a large block paved patio area that is great for entertaining.

There is a large Double detached garage complete with electric garage doors and parking for several cars.

The home offers great sized accommodation and really needs to be viewed to appreciate the quality.

Entrance

Entrance Hall

15'4 x 11'7 (4.67m x 3.53m)

Wc

6'2 x 4'9 (1.88m x 1.45m)

Lounge

23'10 x 13'9 (7.26m x 4.19m)

Study

13'8 x 10'3 (4.17m x 3.12m)





Dining Room
16'6 x 11'6 (5.03m x 3.51m)

Kitchen/Breakfast Room
21'6 x 12'7 (6.55m x 3.84m)

Utility Room
8'9 x 7'3 (2.67m x 2.21m)

Conservatory/ Garden Room
13'5 x 11'5 (4.09m x 3.48m)

First Floor

Landing

Bedroom One
20'9 x 13'9 (6.32m x 4.19m)

Dressing Room
6'8 x 6'2 (2.03m x 1.88m)

En Suite
9'8 x 7'6 (2.95m x 2.29m)

Bedroom Two
15'6 x 12'9 (4.72m x 3.89m)

En Suite
9'8 x 5'5 (2.95m x 1.65m)

Bedroom Three
12'7 x 12'2 max (3.84m x 3.71m max)

Bedroom Four
12'8 x 11'2 (3.86m x 3.40m)

Family Bathroom
8'9 x 7'1 (2.67m x 2.16m)

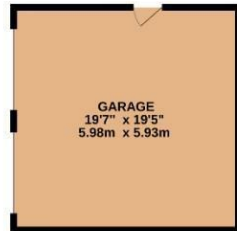
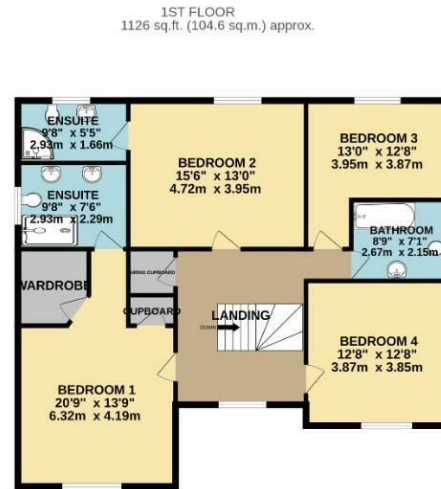
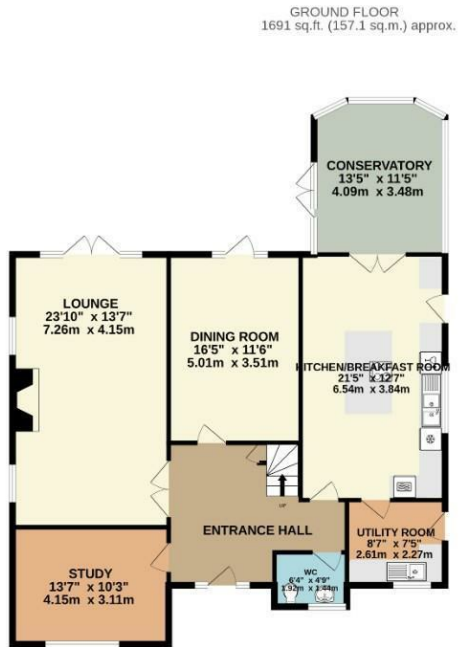
Outside

Front Garden

Rear Garden

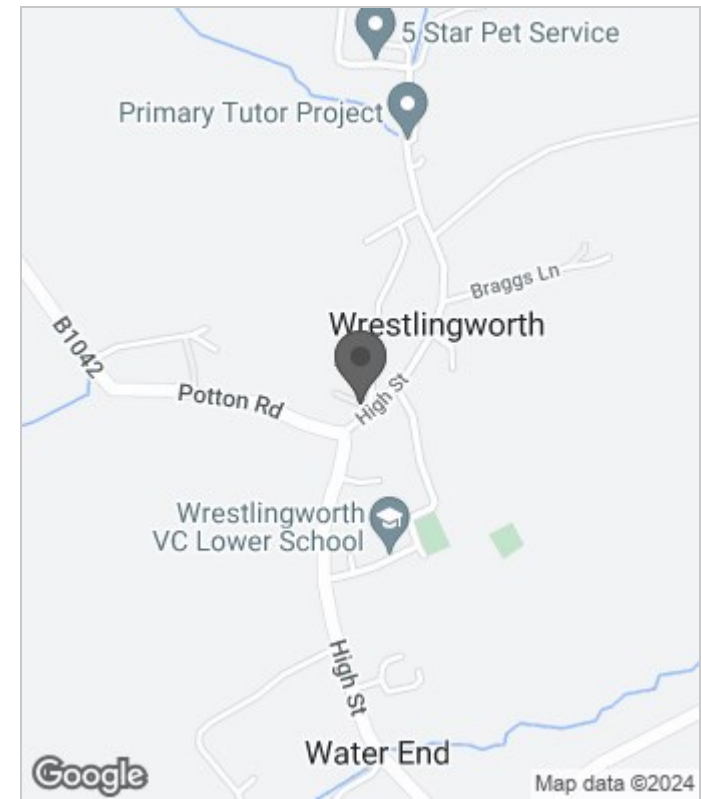
Detached Garage
19'7 x 19'5 (5.97m x 5.92m)





TOTAL FLOOR AREA : 2817 sq.ft. (261.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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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