



SIMPLY GREEN

Honeywells

Ipplepen



# 7 BEDROOM DETACHED HOUSE

- ◆TENURE – FREEHOLD
- ◆BUILDER OWNED AND LIVED IN SINCE BUILT IN 2004
- ◆SOLAR PANELS WITH EPC B
- ◆FUNCTIONING WELL IN GARDEN
- ◆SOUGHT AREA OF IPPLEPEN
- ◆STUNNING ENTRANCE HALLWAY
- ◆DOUBLE GARAGE AND SPACIOUS DRIVE
- ◆ATTACHED ANNEX
- ◆BEAUTIFULLY PRESENTED THROUGHOUT
- ◆NO ONWARD CHAIN

No Chain! 7 Bedroom Detached House with attached annex, in a sought after area of Ipplepen. With a stunning vaulted ceiling entrance hallway, 4 ground-floor bedrooms with principle ensuite, further family bathroom, utility room and stunning living accommodation with a dining room, lounge and conservatory. To the first floor there are three bedrooms with a further ensuite and shower room. Outside there are spacious wrap around gardens, with workshops and a double garage, with a driveway allowing off road parking for multiple vehicles. Viewing is highly recommended to appreciate the accommodation on offer.





## Accommodation

Set behind elegant wrought iron electric gates, this remarkable property offers a blend of luxury, charm, and practicality.

The gates open to a spacious paved driveway with room for multiple vehicles, leading to a covered portico with double doors that open into the grand reception hall. This striking entrance hall boasts a vaulted ceiling, a central staircase, and a galleried landing, setting the tone for the elegance found throughout the home.

From the reception hall, a flowing layout provides access to all principal rooms. An archway leads into the kitchen/breakfast room, a beautifully designed space with tiled flooring, an array of wall and base units, black granite countertops, and tiled splashbacks. High-quality appliances include an integrated range cooker and dishwasher, complemented by a freestanding large fridge-freezer. A door leads to the utility room, which offers space and plumbing for a washing machine and tumble dryer, ensuring practicality for everyday living.

From the kitchen, double wooden doors lead into the formal dining room, a spacious area perfect for hosting, with room for a large dining table and chairs, ambient wall light points, and sliding doors that open directly to the patio. Adjacent to the dining room, the sitting room is a stunning triple-aspect space, filled with natural light. French doors open to the patio, while sliding doors lead into the conservatory—a tranquil spot with direct garden access, offering delightful views of the lush surroundings.





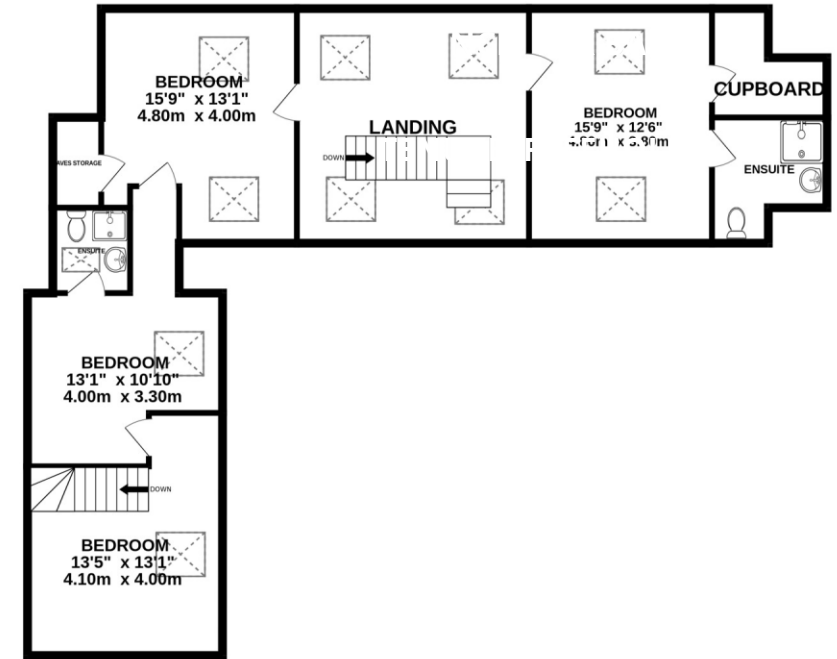
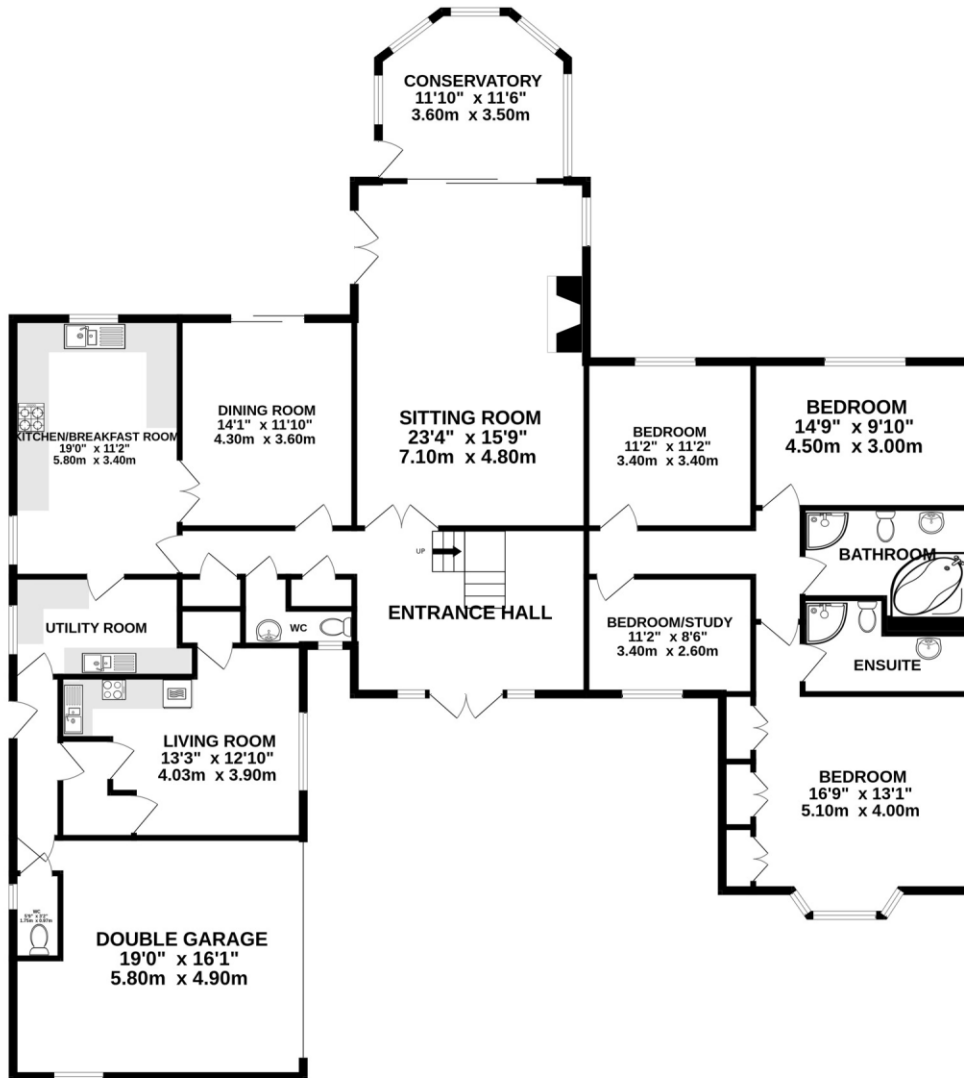
The bedroom wing on the ground floor offers a private and flexible layout. The master bedroom is generously sized, featuring a large front-facing window, fitted wardrobes, and an en-suite shower room with a shower cubicle, WC, and a wash basin set into a vanity unit. Bedrooms two and three are both spacious doubles, while bedroom four, currently used as an office, offers versatility as a guest room or hobby space. The family bathroom serves these bedrooms, boasting luxurious fittings, including a corner Jacuzzi bath with a handheld shower attachment, a glazed corner shower cubicle, a vanity unit with a wash basin, a WC, and a bidet. On the first floor, two additional double bedrooms provide further accommodation. One features an en-suite shower room and a walk-in wardrobe, while the other includes a lockable door connecting to a self-contained one-bedroom annexe. The annexe offers excellent flexibility, whether as guest accommodation, multi-generational living, or a private rental. Accessible from its own entrance or through the main house, the annexe comprises a fully equipped kitchen/dining room with fitted units, an integrated oven, an electric hob, an under-counter fridge, a cozy lounge on the first floor, and an en-suite double bedroom with a shower room. Additional amenities include a detached double garage, complete with an electric door, power, lighting, and a convenient WC to the rear. A state-of-the-art Veritas burglar alarm provides enhanced security throughout.



GROUND FLOOR  
2544 sq.ft. (236.3 sq.m.) approx.

# FLOORPLAN

1ST FLOOR  
1127 sq.ft. (104.7 sq.m.) approx.



TOTAL FLOOR AREA : 3991sq.ft. (370.8 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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AND

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