

Vicarage Hill
Guide Price £2,500,000

bear
Estate Agents



Guide Price £2,500,000 - £2,700,000

Bear Estate Agents are pleased to bring to the market this huge newly finished seven bedroom behemoth. With stunning views to both front and rear aspect, this exceptional detached residence offers a rare opportunity to secure a substantial family home in a highly sought-after location. Extending to approximately 6,000 square feet,

Recently extended and fully refurbished, the home beautifully blends timeless design with contemporary finishes, creating a warm and inviting ambiance throughout. The generous floor plan offers flexible living spaces, ideal for both relaxation and entertaining.

Whether you're searching for your forever home or a premium investment, this impressive property delivers on space, comfort, and quality. Don't miss the opportunity to make this stunning home your own.

Front Garden

Approached via a grand gated entrance with front-facing brick base pillars, the property boasts a spacious driveway capable of accommodating multiple vehicles with ease. The secure and welcoming entrance enhances both privacy and curb appeal. Additional parking and storage are provided by a generously sized garage, complete with power points and an up-and-over door. Convenient side access leads to the rear of the property, offering practical flow throughout the grounds.

Entrance Hall

17'3 x 15'3

The main door leads into a spacious entrance hall. Smooth ceilings are enhanced by sleek inset spotlights, creating a bright and contemporary feel. The space features luxurious tiled marble flooring throughout, offering both elegance and practicality. A striking wood-effect staircase ascends to the first-floor accommodation, adding a touch of warmth and architectural interest.

Lounge

27'6 x 13'10

Smooth ceiling with inset spotlights, bifold doors leading to the spacious rear garden, full length double glazed window to the rear aspect, power points, large open space, tiled flooring throughout.

Dining Room

24'9 x 12'0

Smooth ceiling with inset spotlights, bi-folding doors flooding the room with natural light from the rear aspect, power points throughout and tiled flooring throughout.

Bar Room

13'10 x 10'10

Smooth ceiling with inset spotlights, base level units, power points and tiled flooring throughout.

Kitchen/ Family Room

28'8 x 22'0

Smooth ceiling with inset spotlights, eye and base level units, inset fridge freezer, inset double oven, island with storage below and electric hob, sink with mixer tap, LED lights under eye level units, USB points and access to the utility room.

Utility Room

16'7 x 7'0

Smooth ceiling with inset spotlights, eye and base level units, stainless steel sink with mixer tap, space for washing machine and drying machine, space for dishwasher, USB and power points, tiled flooring throughout and access to the rear garden.

Boot Room

Smooth ceiling with inset spotlights, two double glazed floor to ceiling windows to the front aspect, power points, space for storage and carpeted flooring throughout.

Cinema Room

21'2 x 11'10

Smooth ceiling with feature lighting, wall mounted radiator, large open space, power points and carpeted flooring throughout.

Reception Room

11'4 x 10'6

Smooth ceiling with inset spotlights, three double glazed floor to ceiling windows, power points, wall mounted radiator, large open space and tiled flooring throughout.

Ground Floor Cloakroom

Feature tiles through-out, dual flush WC, floor to ceiling window to front aspect.

First Floor Landing

20'0 x 20'0

Smooth ceiling with inset spotlights, tall ceilings with large double glazed floor to ceiling window to the rear aspect allowing the most natural light into the property, carpeted flooring and access to all grand bedrooms and family bathroom.

Primary Bedroom

19'7 x 14'0

Smooth ceiling with inset spotlights, large floor to ceiling double glazed windows to the rear aspect with views of the grounds, feature wall with built in fire place below, power points, carpeted flooring throughout and access to the grand ensuite bathroom via a glass sliding door.

Primary Ensuite

13'9 x 10'6

Smooth ceiling with inset spotlights, tiled walls surround, centre freestanding bath tub positioned in front of the grand double glazed picture window, WC, floating double vanity sink units, wet area with rainfall shower head and tiled flooring throughout.

Walk In Wardrobe

Racking and built in storage through-out, windows to front aspect.

Bedroom Four

12'8 x 10'4

Smooth ceiling with inset spotlights, double glazed window to the rear aspect, custom fitted storage space with space for tv, wall mounted radiator, carpeted flooring throughout and access to the ensuite.



Ensuite Shower Room

Smooth ceiling with inset spotlights, obscure double glazed window to the side aspect, WC, floating vanity sink unit, corner shower unit with rainfall shower head, tiled walls and flooring throughout.

Bedroom Five

20'0 x 12'4

Smooth vaulted ceiling with inset spotlights, double glazed floor to ceiling windows, built in wardrobe and draw units, wall mounted radiator, power points and carpeted flooring throughout.

Bedroom Six

13'0 x 10'9

Smooth ceiling with inset spotlights, double glazed window to the rear aspect, power points, wall mounted radiator , space for storage and carpeted flooring throughout.

Bedroom Seven

12'5 x 10'10

Smooth ceiling with inset spotlights, double glazed window to the rear aspect, power points, wall mounted radiator , space for storage and carpeted flooring throughout.

Family Bathroom

13'7 x 7'6

Smooth ceiling with inset spotlights, obscure double glazed window, free standing roll-top bath positioned beneath the obscure double glazed window, walk-in rainfall shower, floating vanity sink unit, WC and tiled walls and floors surround.

Second Floor Landing

12'9 x 12'7

Smooth vaulted ceiling with inset spotlights, obscure double glazed window overlooking the grounds, wall mounted radiator, carpeted flooring throughout and access to the bedrooms.

Bedroom Two

22'0 x 17'9

Smooth ceiling with inset spotlights, loft access, integrated eaves storage, double glazed Velux window, carpeted flooring throughout and access to ensuite.

Ensuite Shower Room

Smooth ceiling with inset spotlights, double glazed window to the rear aspect, heated towel rail, WC, vanity sink unit, corner shower unit with rainfall shower head and tiled walls and flooring throughout.

Bedroom Three

19'10 x 18'5

Smooth ceiling with inset spotlights, loft access, integrated eaves storage, double glazed Velux window, carpeted flooring throughout and access to ensuite.

Ensuite Shower Room

Smooth ceiling with inset spotlights, double glazed window to the rear aspect, heated towel rail, WC, vanity sink unit, corner shower unit with rainfall shower head and tiled walls and flooring throughout.

Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - C



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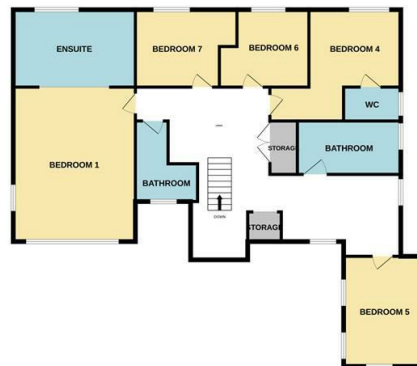
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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	74	79
(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	