



COG ROAD

SULLY





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SULLY, CF64 5TE - £625,000



4 bedroom(s)



2 bathroom(s)



1593.00 sq ft

Jeffrey Ross are pleased to present for sale this substantial double fronted detached property. Extended at the rear to now provide a spacious and versatile family home. Located in the heart of the old village and catchment to the popular Sully Primary & Stanwell Secondary Schools - a FREE bus takes children to and from Stanwell School with pick up on Cog Road.

Beautifully presented throughout with many extra's to include bespoke plantation shutters throughout, under floor heating to main family room/kitchen plus 2 roof lanterns and 18' wide bi-fold doors into the garden.

Boasting a stunning kitchen by Wren - fully integrated with quartz worktops.

Benefitting from a large south facing rear garden, double garage plus triple off road parking.

Briefly comprising a porch, entrance hall, ground floor cloakroom, spacious lounge and stunning open plan family/kitchen/dining room - under floor heating. To the first floor there are 4 double bedrooms with the master benefitting from an en suite shower room plus a family bathroom - both stylishly appointed completes the accommodation.

Complimented with gas central heating and upvc double glazing.

Viewing highly recommended.

PROPERTY SPECIALIST

Mr Paul Davies

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Negotiator







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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 	

















PORCH

Enter via a stylish composite front door with side glazed panel.

ENTRANCE HALL

Spacious and welcoming entrance hall, open tread dog leg staircase leads to the first floor, window to rear.

CLOAKROOM

Modern white suite comprising a wall mounted wash hand basin and close coupled wc, tiling to all walls and tiled floor, window to rear, heated chrome towel rail.

LOUNGE

5.94m x 3.58m (19'6" x 11'9")

Spacious main living room, window to front with sliding patio doors at the rear leading into and overlooking the rear garden.

FAMILY KITCHEN DINING ROOM

8.92m x 7.21m max (29'3" x 23'8" max)

Contemporary open plan living at its finest . . . Combining the living area with the kitchen and dining areas. ceramic tiled floor throughout with under floor heating, the kitchen has been extensively fitted by Wren to include fitted wall and base units with solid Quartz worktops and an inset under mounted sink with mixer tap to include a Quooker instant hot water tap with tiled splash backs, features include soft close doors & drawers, contemporary copper style handles plus a substantial island unit with Quartz worktop plus attached solid oak breakfast bar, integrated appliances include Neff 'Hide & Slide' fan oven, combo micro wave oven plus warming tray, dishwasher, induction hob with down draft extractor plus a built in wine chiller, other features include pull out bin compartments plus 3 pull out chrome larder units, space for an

American style fridge freezer plus concealed spaces and plumbing and space for a washing machine and tumble drier with oak worktop over, tall cupboard housing the gas boiler, 2 windows to front and rear side window plus 18" wide bi-fold doors opening into and overlooking the rear garden with 2 roof lanterns above.

FIRST FLOOR LANDING

Window to rear, access to all rooms with access to the loft.

BEDROOM 1

3.71m x 3.12m (12'2" x 10'3")

Master double bedroom, window to front.

EN SUITE SHOWER ROOM

With a modern white suite comprising a tiled generous enclosure, pedestal wash hand basin and close coupled wc,, window to front, extractor fan, tiled floor.

BEDROOM 2

3.71m x 3.23m (12'2" x 10'7")

Double bedroom, window to front.

BEDROOM 3

3.99m x 2.21m (13'1" x 7'3")

Double bedroom, window to rear, currently used as a walk in dressing room.

BEDROOM 4

3.71m x 2.18m (12'2" x 7'2")

Double bedroom, window to rear, currently used as a walk in dressing room.

BATHROOM

Stylishly appointed modern white suite comprising a panel P shaped double ended bath with shower over and glass screen, pedestal wash hand basin and close coupled wc, tiling to all walls and tiled floor, heated chrome towel rail, window to rear, airing cupboard housing the hot water tank.

GARDEN

Wide frontage with low boundary wall, widened access to a brick paved drive allowing triple off road parking and leading to the double garage, small lawn, outside tap, exterior lighting with raised side planter, gated side access to the rear. Large rear garden - South facing with feather edge fencing, central lawn with large porcelain paved patio and surrounding path, exterior double power socket plus connection ready for Hot Tub, outside tap, exterior lighting.

DOUBLE GARAGE

5.56m x 5.36m (18'3" x 17'7")

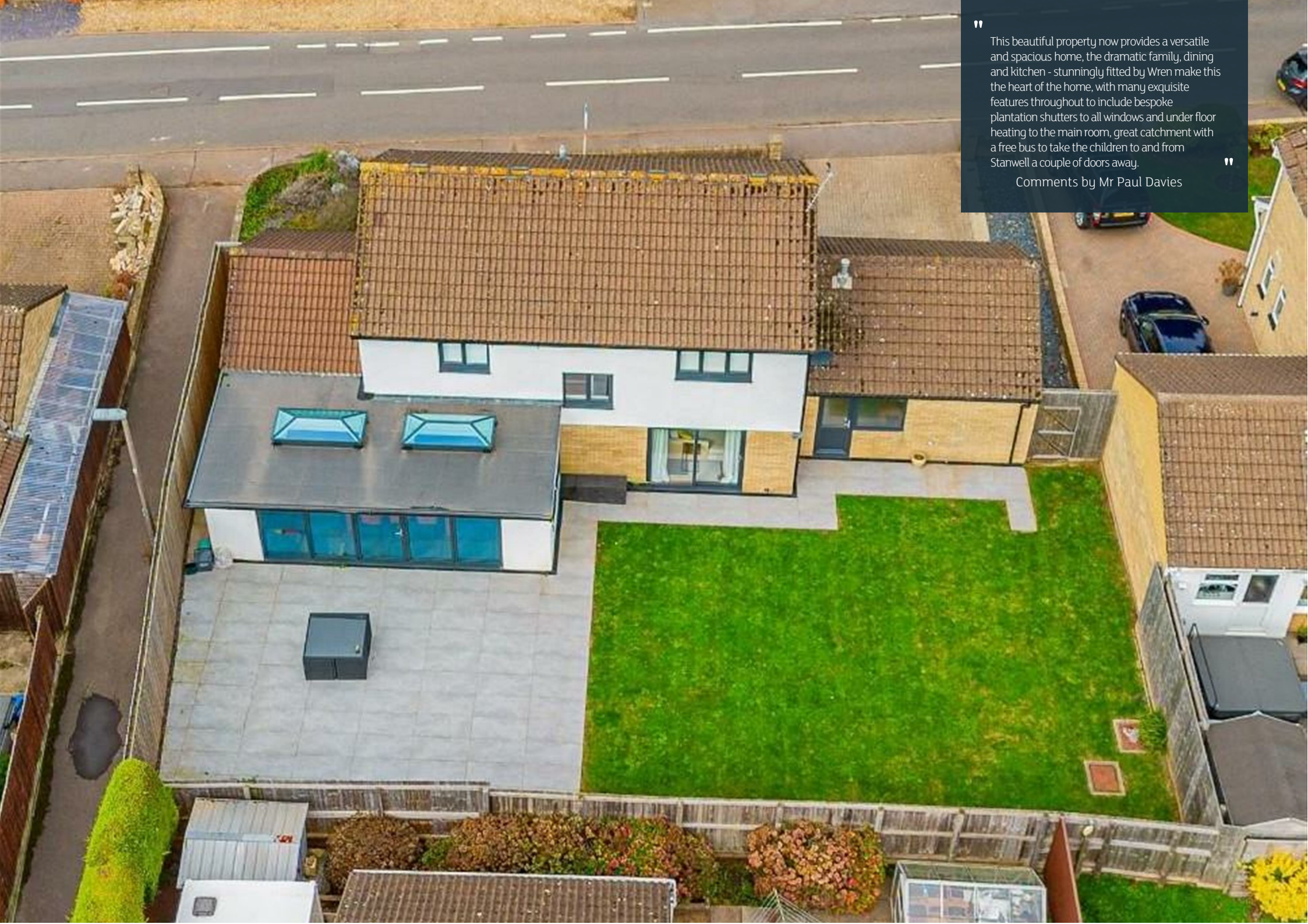
Attached double garage, twin up & over doors allowing access, rear door to the garden and rear window, light & power plus storage within the roof.

INFORMATION

We believe the property is Freehold.
Council Banding - Band G £3,540.02 (2025-2026)

“ This beautiful property now provides a versatile and spacious home, the dramatic family, dining and kitchen - stunningly fitted by Wren make this the heart of the home, with many exquisite features throughout to include bespoke plantation shutters to all windows and under floor heating to the main room, great catchment with a free bus to take the children to and from Stanwell a couple of doors away. ”

Comments by Mr Paul Davies





www.jeffreyross.co.uk

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