



Wells Road, Whitchurch

£895,000

- **Energy Rating - TBC**
- **Four Double Bedrooms**
- **Two Large Living Rooms**
- **Kitchen Breakfast Room**
- **Significant Parking And Two Garages**
- **Substantial Detached Residence**
- **Two Ensuites With Roll Top Baths**
- **Separate Dining Room**
- **Utility Room**
- **Internal Viewing Highly Recommended**

This unique and substantial property on Wells Road has been extensively refurbished while retaining its original ornate features. Set back from the road, it is one of three houses within a private drive, offering parking for eight cars and screened by hedges and mature trees. The entrance, with steps leading to a raised patio and porch, provides a welcoming feature.

Upon entering, the spacious hallway, featuring an alarm, CCTV monitor, and data point patch panel, leads to a versatile area currently used as a gym. The first of two large lounges includes a log burner, serving as a sitting/reading room, with double doors leading to the second lounge, currently a TV/media room. Patio doors open onto the raised veranda, with another set leading to a smaller balcony. The modern kitchen, with a breakfast bar, ample cupboard space, high-end appliances, and a built-in dishwasher, connects to a dining room that opens onto a veranda overlooking Saltwell Viaduct Park. The utility room provides additional storage and connections for a washing machine and tumble dryer, with a back door leading to a raised decking area.

Upstairs, a bay window illuminates the entrance hall and landing. The master bedroom boasts extensive built-in wardrobes, cupboard space, and a balcony with park views. Its ensuite includes a roll-top bath and walk-in shower. Bedroom 2 features a dressing area and ensuite with a roll-top bath and walk-in shower. Bedrooms 3 and 4 also have built-in wardrobes. The family bathroom has a walk-in shower, and the loft is part-boarded with potential for conversion, subject to regulations, and has two dormer windows accessed via a built-in loft ladder.

The rear garden features a large decked area with an undercover entertainment space, heater, and outside power, along with three formal flower beds and a lawned area with a patio. The property includes two garages, one split into a storage area and a dog grooming business space.

Entrance Hall 19'2" x 10'0" (5.85 x 3.05)
both at max

Kitchen 17'2" x 11'0" (5.25 x 3.37)

Dining Room 11'6" x 10'2" (3.53 x 3.11)

Utility 17'1" x 4'6" (5.22 x 1.38)

Lounge 20'7" x 14'3" (6.29 x 4.35)

Reception Room 22'5" x 14'4" (6.84 x 4.38)

Ground Floor Cloakroom 5'4" x 4'6" (1.65 x 1.38)

Study 8'6" x 8'2" (2.61 x 2.49)

Bedroom One 11'1" x 20'6" (3.38 x 6.26)

En-Suite 6'7" x 8'1" (2.01 x 2.47)

Bedroom Two 14'3" x 13'6" (4.35 x 4.14)

En-Suite 8'1" x 6'5" (2.47 x 1.98)

Bedroom Three 12'4" x 11'1" (3.76 x 3.38)

Bedroom Four 11'8" x 11'2" (3.57 x 3.42)

Shower Room 7'10" x 6'6" (2.40 x 2.00)

Council Tax - Band G

Tenure Status - Freehold





















