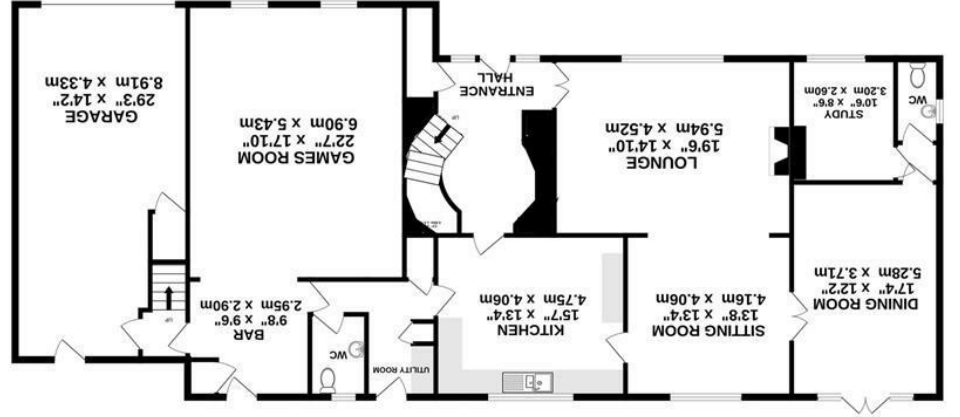


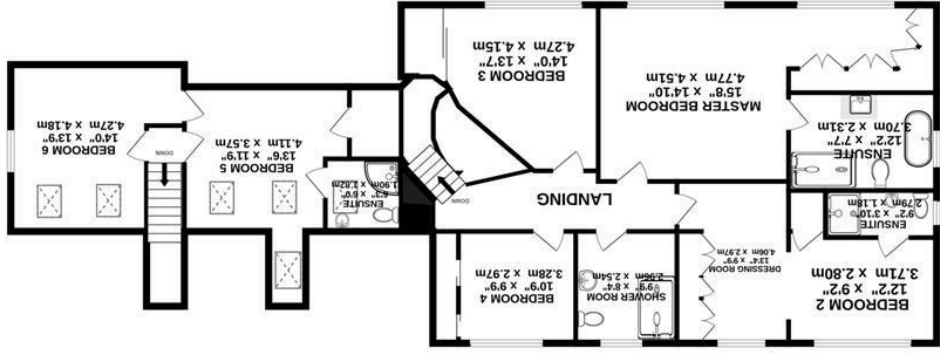
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 knutstord@wrightmarshall.co.uk  
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TOTAL FLOOR AREA : 3827 sq.ft. (355.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of 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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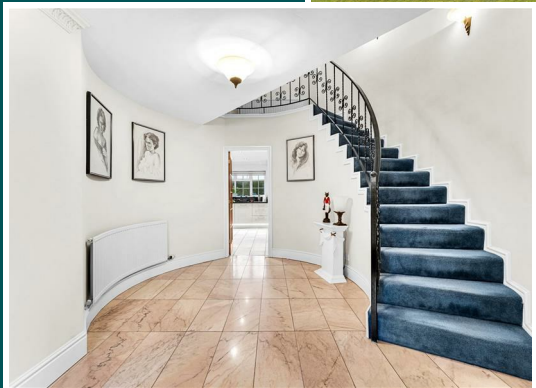
GROUND FLOOR  
 2189 sq.ft. (203.4 sq.m.) approx.



1ST FLOOR  
 1638 sq.ft. (152.2 sq.m.) approx.



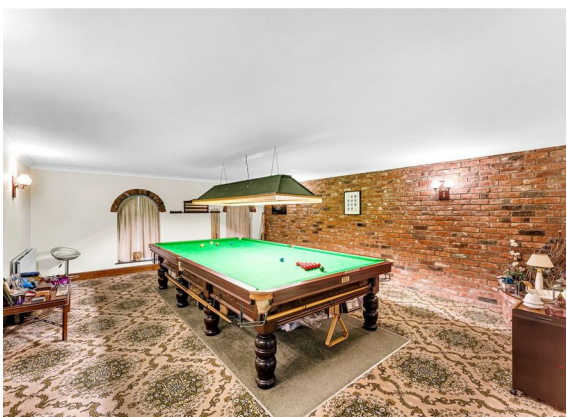
OFFERS OVER £650,000



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COUNCIL TAX BAND: F



This well maintained family home offers a rare opportunity for those seeking a residence of grandeur and versatility. Over its 30-year tenure with the current owner, the property has been thoughtfully extended and developed to accommodate the needs of a large family, making it a truly exceptional find.

### DESCRIPTION

As you enter through the double wrought iron gates onto the spacious block paved driveway, you're greeted by a sense of privacy and prestige. The driveway provides extensive parking and leads to a large integral garage and storeroom.

The double-height entrance hallway sets the tone for the rest of the home, with a sweeping staircase adding a touch of elegance. The ground floor boasts ample living space, including a formal lounge with a feature fireplace, a sitting room, a sizable dining room, and a modern breakfast kitchen equipped with integrated appliances. A study and cloakroom off the dining room offer additional practicality, while a large entertaining room, complete with a bar area, provides the perfect setting for hosting gatherings or relaxing with family and friends.

Upstairs, the four large double bedrooms offer comfort and luxury, with the master bedroom suite enjoying breathtaking countryside views, a spacious ensuite Villeroy & Boch bathroom and a separate dressing area. The guest bedroom features a dressing room and a modern ensuite shower room, while bedrooms three and four benefit from fitted wardrobes and share a family bathroom.

A separate staircase adjacent to the entertaining room leads to two additional bedrooms, one of which has an ensuite shower room. This space could easily be repurposed to create a separate living or annex area if desired.

The rear gardens provide a peaceful retreat, with a well-maintained lawn and a spacious entertaining patio accessible from multiple rooms, perfect for outdoor gatherings and relaxation. If you're in search of your dream home in a tranquil and private setting, this property offers everything you could desire. Viewing is by appointment only, allowing you to fully appreciate the unique charm and elegance of this exceptional residence.

### ENTRANCE HALL

### LOUNGE

### SITTING ROOM

### DINING ROOM

### STUDY

### CLOAKROOM/ WC

### BREAKFAST KITCHEN

### UTILITY ROOM

### CLOAKROOM/ WC

### ENTERTAINING/ GAMES ROOM

### INTEGRAL GARAGE

### FIRST FLOOR LANDING

### MASTER BEDROOM SUITE

### ENSUITE BATHROOM

### BEDROOM TWO

### ENSUITE SHOWER ROOM

### SHOWER ROOM

### BEDROOM THREE

### BEDROOM FOUR

### BEDROOM FIVE

### ENSUITE

### BEDROOM SIX

### TENURE

We understand the tenure to be freehold.