



Richard State

Independent Estate Agents Limited



Ardanwood Timber Hill Close, Ottershaw, KT16 0NA

£995,000



5



2



3



C



£995,000

Ardanwood Timber Hill Close

Ottershaw, KT16 0NA

- Delightful ¼ acre approx. secluded plot backing on to public woodland
- Impressive 22'8 x 18'6 living room with a feature stone fireplace and log burner
- Family room/study
- Peaceful and sought after private cul-de-sac location close to the village centre
- Detached garage and secure parking for numerous vehicles * Two remodelled bathrooms each with a bath and separate shower enclosure
- Quality fitted kitchen dining room with granite worktops
- Utility room and hall cloakroom
- No onward chain

Having been in the ownership of the same family since construction in 1957, we are pleased to offer for sale an extended and extensively improved five bedroom two bathroom detached residence, enviably situated at the end of a sought after private cul-de-sac and occupying a fabulous ¼ acre plot with gated access in to public woodland directly behind, perfect for dog walking and exercising. This fine home has a large detached single garage and secure gated parking for numerous vehicles making it most attractive to the motor enthusiast. The living space includes a very spacious living room with a feature stone fireplace and log burner, a family room, a hall cloakroom and a quality fitted kitchen dining room with granite worktops and a separate utility room. The first floor comprises five bedrooms, two of which having access to a 'Jack and Jill' ensuite bathroom with the others served by a modern family bathroom with a Jacuzzi bath and shower enclosure. Timber Hill Close is ideally situated close to Ottershaw village shops, restaurants, schools, woodland walks and The Castle Inn.

NO ONWARD CHAIN



The accommodation comprises (please see attached floor plan);

ENTRANCE CANOPY: Hardwood front door to;

ENTRANCE HALL: Tiled floor

CLOAKROOM: Modern white suite comprising w.c., hand basin in vanity unit, tiled floor, downlighters, double glazed window

TRIPLE ASPECT LIVING ROOM: An excellent sized room with an impressive stone fireplace with a log burner, wood flooring with underfloor heating, downlighters, two radiators, double glazed windows, double glazed double doors to garden, door to:

FAMILY ROOM: Radiator, double glazed patio doors to garden

DOUBLE ASPECT KITCHEN DINING ROOM: An extensive range of oak wall and base units with granite worktops, two integrated ovens, extractor hood, dishwasher, one and a half bowl sink, recess for fridge freezer, tiled floor with underfloor heating, downlighters, two radiators, two double glazed windows, double glazed double doors to rear garden

UTILITY ROOM: Boiler, plumbing for washing machine, space for tumble drier, tiled floor, double glazed window, double glazed door to garden





STAIRS TO FIRST FLOOR LANDING: Airing cupboards, downlighters, double glazed window, hatch to loft with ladder

BEDROOM ONE: Double glazed window, radiator, door to bathroom two

BEDROOM TWO: Double glazed window, radiator, door to bathroom two

BATHROOM TWO: A spacious bathroom with a modern white suite comprising bath with shower unit and shower screen, separate shower enclosure, w.c., hand basin, tiling to walls and floor, ladder radiator, downlighters, double glazed window, doors to bedrooms one and two

BEDROOM THREE: Wood flooring, double glazed window, radiator

BEDROOM FOUR: Eaves storage cupboards, double glazed window, radiator

BEDROOM FIVE: Double glazed window, radiator

FAMILY BATHROOM: Modern white suite comprising shaped Jacuzzi bath with shower attachment and shower screen, separate shower enclosure, w.c., hand basin in vanity unit, tiling to walls and floor with underfloor heating, ladder radiator, two

double glazed windows

OUTSIDE:

FRONT GARDEN: Five bar gate leading to a block paved frontage providing parking for several vehicles, border with shrubs and plants, second five bar gate leading to 95' driveway and rear garden

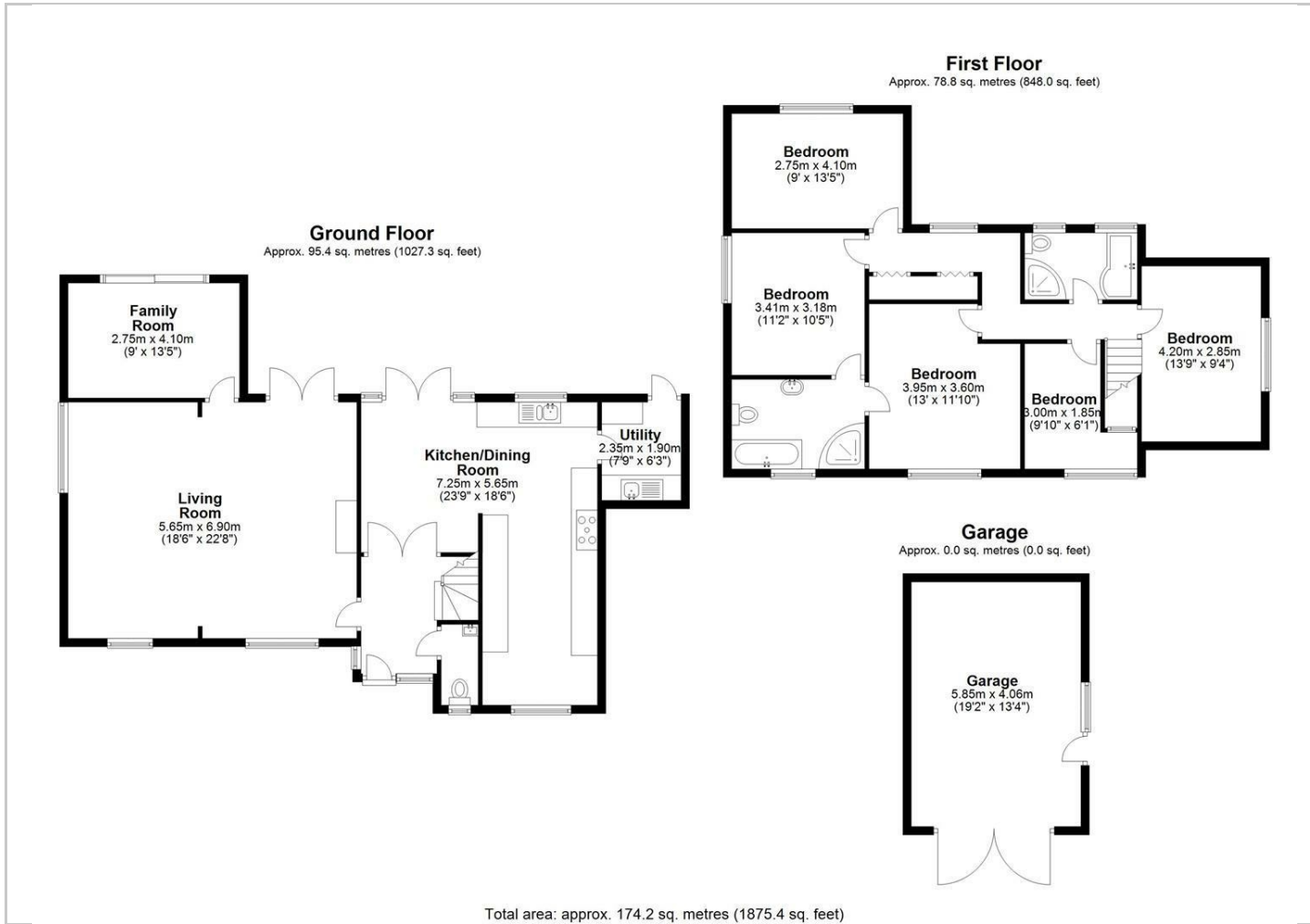
REAR GARDEN: A quite delightful rear garden enjoying beautiful views over woodland, a haven for wildlife and ideal for dog walking and exercising with gated access directly from the garden in to the woods. Large patio, taps, raised borders with a variety of mature trees, shrubs and plants, two ponds with connecting waterfall, vehicle hardstanding, shed, remainder laid to lawn

GARAGE: A large detached single garage with double doors, light and power, window, ladder to eaves storage, personal door to garden





Floor Plans

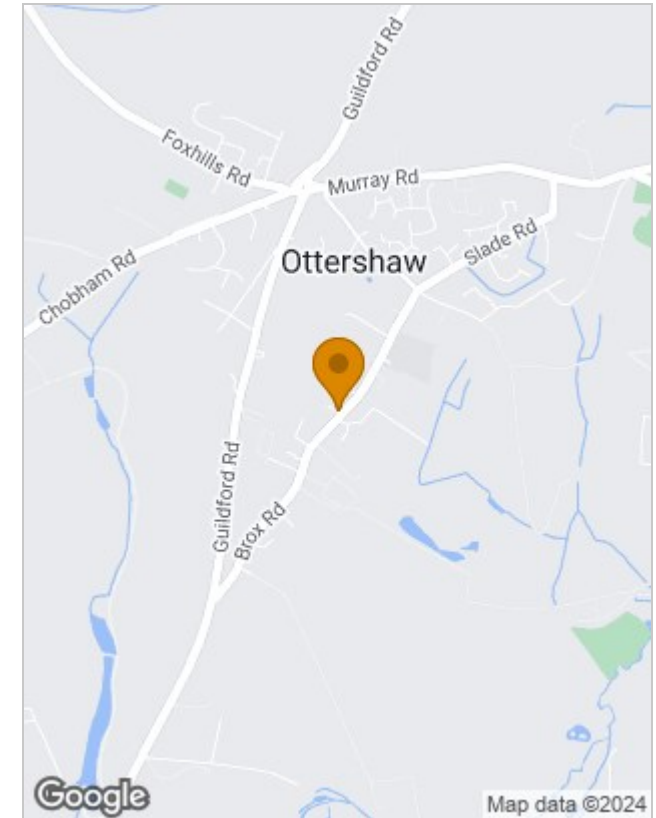


Viewing

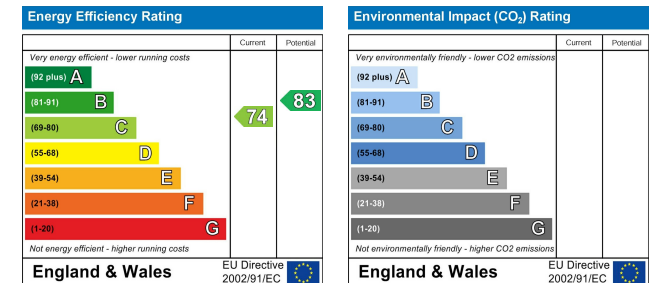
Please contact our Richard State Office on 01932 354 111 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



Tel: 01932 354 111

email: enquiries@richardstate.com www.richardstate.com

28 The Broadway New Haw Addlestone Surrey KT15 3EZ

