



Richard State

Independent Estate Agents Limited



Homefield Close, Woodham, KT15 3QH

£1,250,000





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Homefield Close

Woodham, KT15 3QH

- Five separate reception rooms
- Double garage with electric roller door and door in to the house
- Utility room with double oven
- Master bedroom with ensuite bathroom and adjacent dressing room
- No onward chain
- Great potential for large two storey side extension (S.T.P.P)
- Fitted kitchen with granite worktops and a range cooker
- Sunny aspect garden with large patio and a cabin
- Short pleasant walk to West Byfleet station

A spacious and versatile five bedroom five reception room detached residence offering great scope for a large two storey side extension and enjoying a peaceful and sought after cul-de-sac location less than a fifteen minute stroll down to West Byfleet village and mainline station to Waterloo. The property is complemented by a 70' wide frontage with a four car driveway, a large attached double garage with an electric door and a pleasant 70' x 67' southerly aspect garden with an impressive patio and a cabin creating a great environment for Alfresco dining, entertaining and relaxation. The living space includes a spacious welcoming hallway, five separate reception room, a cloakroom, a 20' fitted kitchen breakfast room with granite worktops and a range cooker and a utility room with an integrated double oven. Upstairs the main bedroom has an adjacent dressing room and an ensuite bathroom with a bath and separate shower enclosure with the four further bedrooms served by a family bathroom. Homefield Close is ideally situated within easy reach of favoured schools for all ages, the Basingstoke Canal, West Byfleet Golf Club and both West Byfleet and New Haw villages.

OFFERED FOR SALE WITH NO ONWARD CHAIN



The accommodation comprises (please see attached floor plan):

ENTRANCE CANOPY: Downlights, bespoke solid oak front door to:

SPACIOUS HALLWAY: Karndean flooring, door to garage, understairs cupboard, radiator

CLOAKROOM: White suite comprising, W.C., hand basin, wall tiles, radiator

STUDY: Karndean flooring, double glazed window, radiator

LIVING ROOM: Log burner, downlighters, double glazed window, radiator

FAMILY ROOM: Built in bar, two skylight windows, Karndean flooring, covered radiator, downlighters, double glazed windows, double glazed patio doors to garden

DINING ROOM: Radiator, double glazed patio doors to garden

SNUG: Decorative brick fireplace, double glazed window, radiator

KITCHEN BREAKFAST ROOM: Ceramic one and a half bowl sink in a comprehensive range of laminate wall and base units with underlighting, plinth LED lighting, granite worktops and breakfast bar, Rangemaster range cooker, extractor hood, wine cooler, dishwasher, recess and plumbing for large fridge freezer, Karndean flooring, two double glazed windows, radiator, downlighters





UTILITY ROOM: Laminate wall and base units with integrated double oven, stainless steel sink, Karndean flooring, ladder radiator, double glazed window, double glazed door to side

STAIRS TO FIRST FLOOR LANDING: Double glazed window, radiator

MASTER BEDROOM: Double glazed window, radiator

EN SUITE BATHROOM: Oval bath with shower attachment, large shower enclosure, w.c., hand basin in vanity unit, Amtico flooring, tiled walls, downlighters, ladder radiator, double glazed window

DRESSING ROOM: Two double glazed windows, radiator, hatch to loft with light

BEDROOM TWO: Hand basin in vanity unit, double glazed window, radiator

BEDROOM THREE: Double glazed window, radiator

BEDROOM FOUR: Double glazed window, radiator

BEDROOM FIVE: Double glazed window, radiator

FAMILY BATHROOM: Bath with shower unit and shower screen, w.c., hand basin in vanity unit, tiling, ladder radiator, double glazed window

OUTSIDE

FRONT GARDEN: A 70' wide frontage with a grey stone driveway for four cars, borders with trees and hedging, gate to 5' wide covered sideway with lights and a door to the garage (ideal for storage of logs, bicycles etc.) second gated side access with tap and light to:

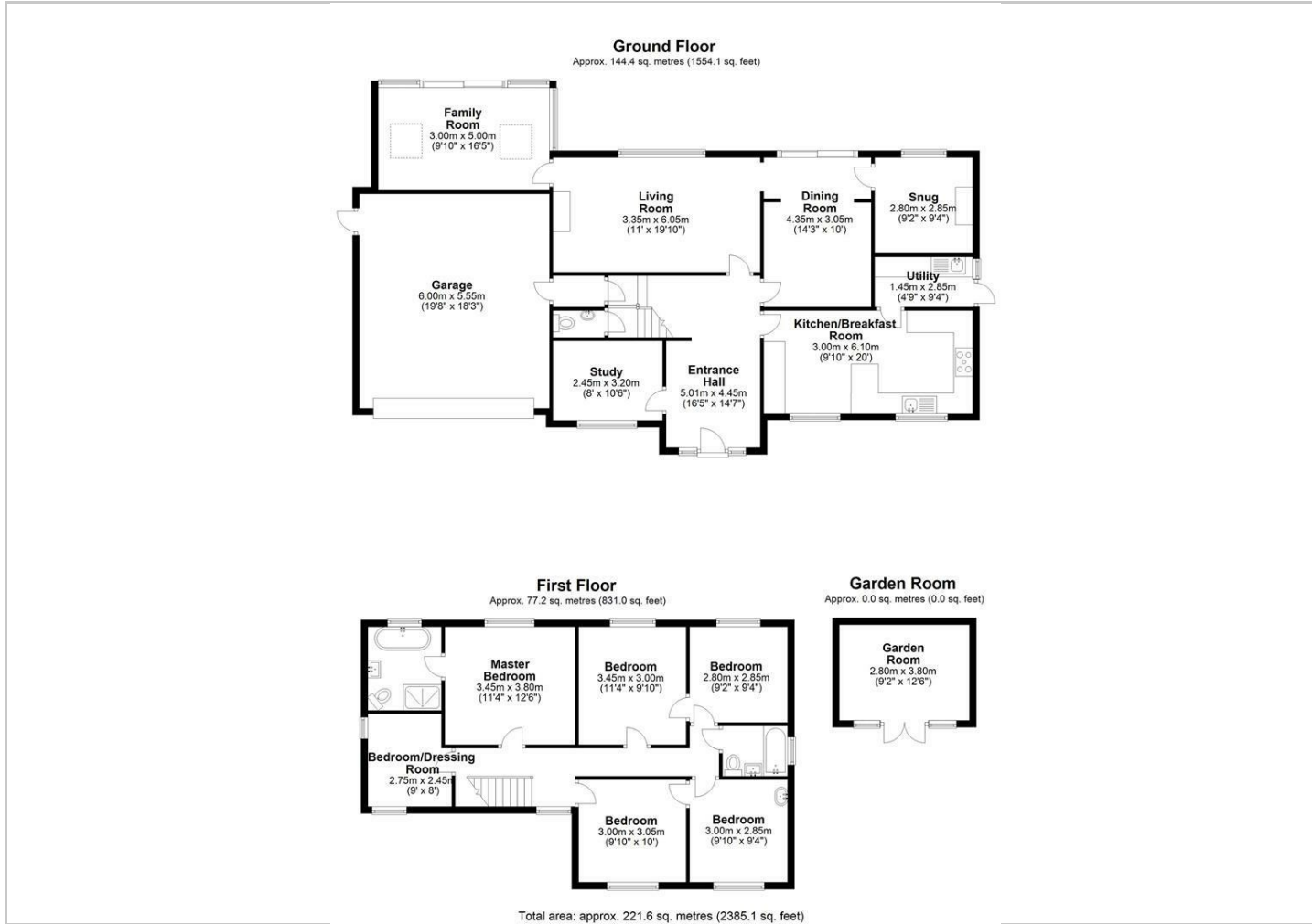
REAR GARDEN: A pleasant rear garden, approximately 70' x 67' and enjoying a sunny southerly aspect. A large curved Indian sandstone patio provides a great environment for Al Fresco dining and entertaining. A matching patio at the end of the garden leads to a timber cabin with lighting and power, double glazed windows and double glazed double doors. Rockery, raised border with shrubs, plants and trees, laurel trees, shed, remainder laid to lawn

ATTACHED DOUBLE GARAGE: A good size double garage with electric roller door, boiler, lights and power, door to covered sideway, door to hallway





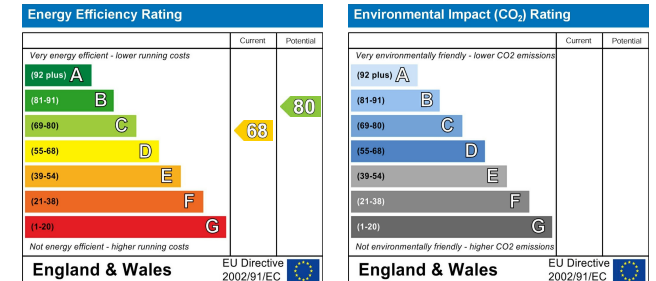
Floor Plans



Location Map



Energy Performance Graph



For an appointment to view please telephone 01932 354111

We give notice that the sellers of this property are employees of Richard State Estate Agents

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.

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