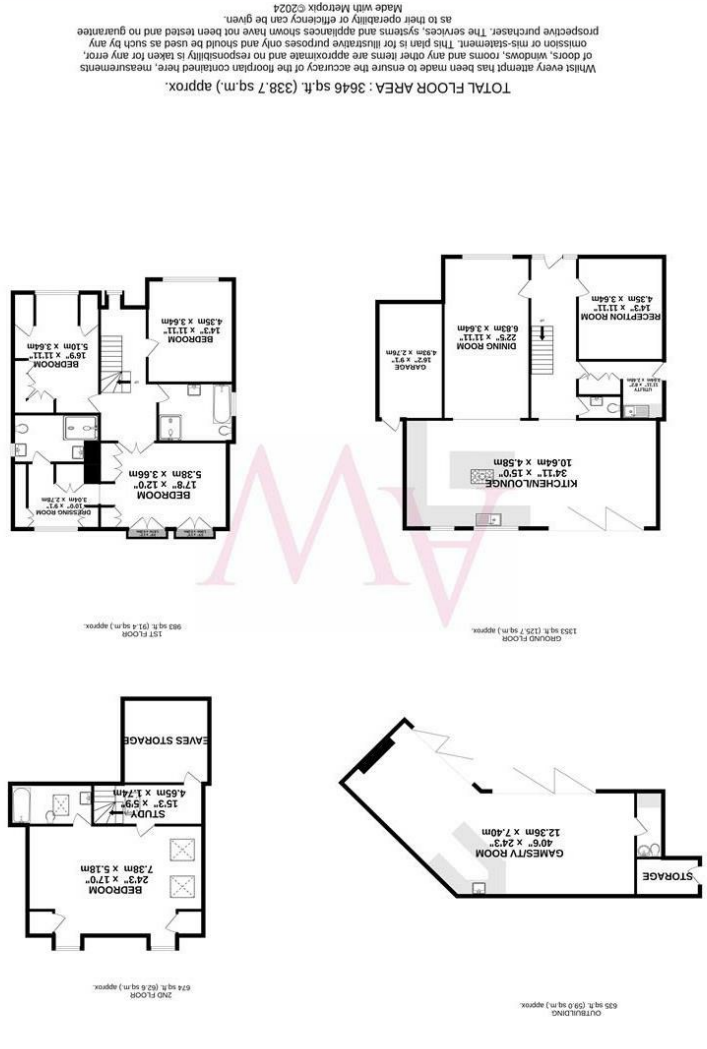
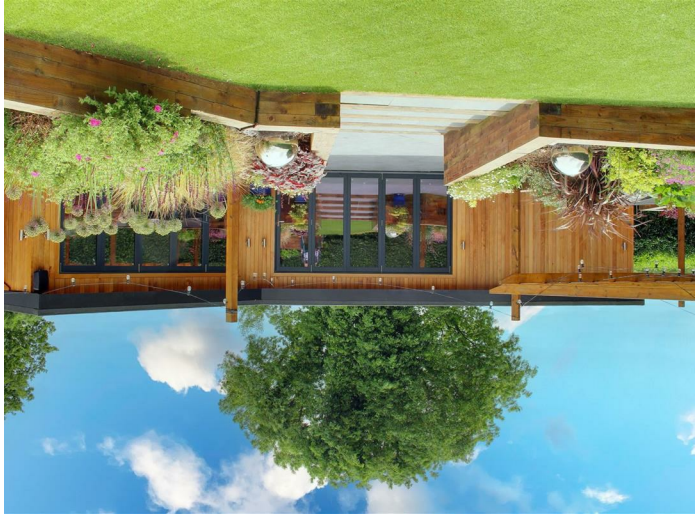


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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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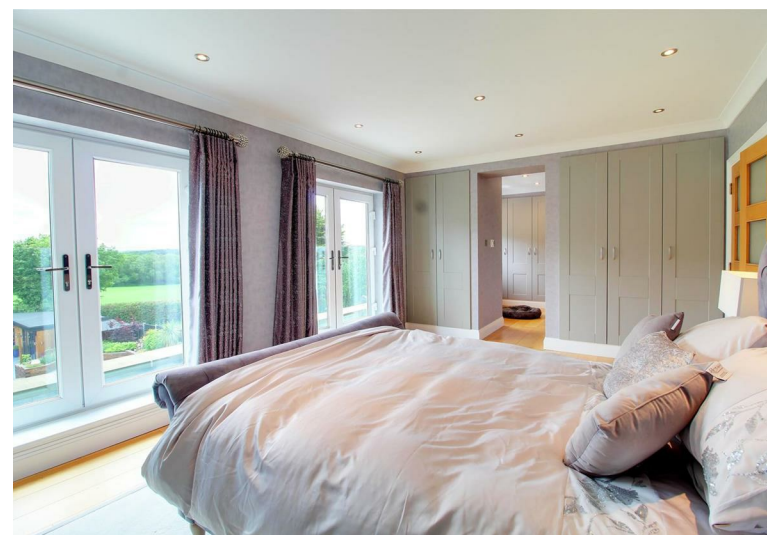
36 THE GROVE, BROOKMANS PARK AL9 7RN

Price Guide £1,900,000 | Freehold



## Property Overview

A truly stunning four bedroom detached family residence arranged over three floors (3,646 sq. ft) with beautiful South facing landscaped gardens with self contained entertainment studio backing directly onto the open space of Gobians. Accommodation comprises spacious living throughout with entrance hall with cloakroom, living room, dining room interconnecting to a fabulous open plan family room/kitchen with high end fully integrated appliances with island, bi-folding doors to garden making it ideal for entertaining, utility room. To the first floor the master suit enjoys far reaching countryside views with dressing room and en suite with a further two double bedrooms served by the family bathroom. The top (2nd) floor also has a large suite with study area and storage into eaves. The beautiful gardens lead to a luxury studio with entertaining/BBQ areas.



## Property Features

- Family Room/Kitchen: 34'11 x 15'0
- Dining Room: 22'5 x 11'11
- Living Room/Snug: 14'3 x 11'11
- Utility & Study
- Family Bathroom
- Master Suite: 17'8 x 12'0 with Dressing Room & Ensuite
- Bedroom Two: 24'3 x 17'0 with En Suite
- Bedroom Three: 16'9 x 11'11
- Bedroom Four: 14'3 x 11'11
- Stunning 185ft Landscaped Gardens with Studio

## Agents Notes

The property sits on a 0.27 acre plot with breath-taking landscaped gardens extending to 185ft backing directly onto Gobians. Finished to the highest standard, features include zonal under floor heating, luxury fully integrated kitchen and quality bathrooms, Juliet balcony's from master suite offering far reaching views, driveway with parking and garage and beautifully designed garden with irrigation system and luxury self contained studio with bar, media/games area cloakroom.