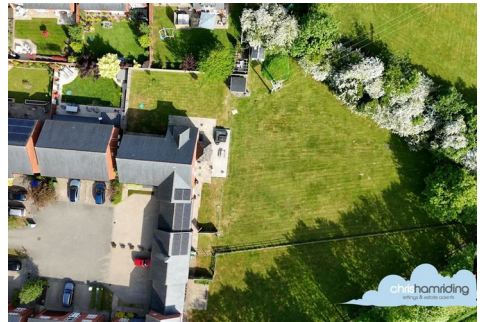


chris hamriding

lettings & estate agents



9 Meadowside, Smallwood, CW11 2WS

Guide Price £1,000,000

Take a moment to view our guided, aerial tour to fully immerse yourself in this superb home & it's beautiful position!

Surrounded by countryside, 'Evergreen Meadows' is a small development lovingly crafted by reputable builders, 'Rowland Homes'. 9, Meadowside has over 3200sqft of accommodation and enjoys a secluded plot on the fringe of the development, with superb gardens reaching 0.38 acres and a variety of green spaces on your doorstep. The estate itself benefits from beautiful, mature grounds extending to 5.8 acres of meadowland and a Mere that residents on the estate can enjoy!

Accompanying this exceptional home are a wealth of impressive features worthy of mention, some of which include: a 'Tesla Powerwall' home battery system with solar power, a welcoming reception hall with walnut feature staircase, a 27ft living-dining/kitchen complete with 'Siematic' designer units, Corian working surfaces, a wealth of 'Neff' integrated appliances and a separate utility - this is a fabulous space for those who love to host! The dining room is versatile and currently being used as a gym, there is a downstairs cloakroom, a dedicated home office/study which is a great asset & a formal lounge with a dual aspect & lovely views of the garden.

Upstairs, there are five bedrooms accessed via a stunning galleryed landing with dressing area to the master & en-suite to both bedrooms one and two, in addition to the family bathroom.

Accommodation

Entrance Hall 14'8" x 14'0" (4.48 x 4.27)

Cloakroom 5'3" x 3'10" (1.62 x 1.18)

Family Breakfast Kitchen 27'0" x 25'1" (8.23 x 7.67)

Utility Room 7'10" x 6'6" (2.40 x 2.0)

Lounge 17'8" x 14'5" (5.39 x 4.40)

Study 14'8" x 10'10" (4.49 x 3.32)

Dining Room/Gym 17'3" x 10'5" (5.27 x 3.20)

First Floor Landing 17'1" x 13'7" (5.21 x 4.16)

Bedroom One 20'3" x 16'8" (6.18 x 5.10)

Dressing Area 5'4" x 4'3" (1.64 x 1.32)

(To front of wardrobes)

En-suite 9'8" x 7'4" (2.95 x 2.25)

Bedroom Two 17'3" x 12'4" (5.27 x 3.78)

En-suite 8'7" x 3'1" (2.63 x 0.94)

Bedroom Three 14'1" x 10'0" (4.31 x 3.07)

Bedroom Four 14'2" x 8'7" (4.32 x 2.64)

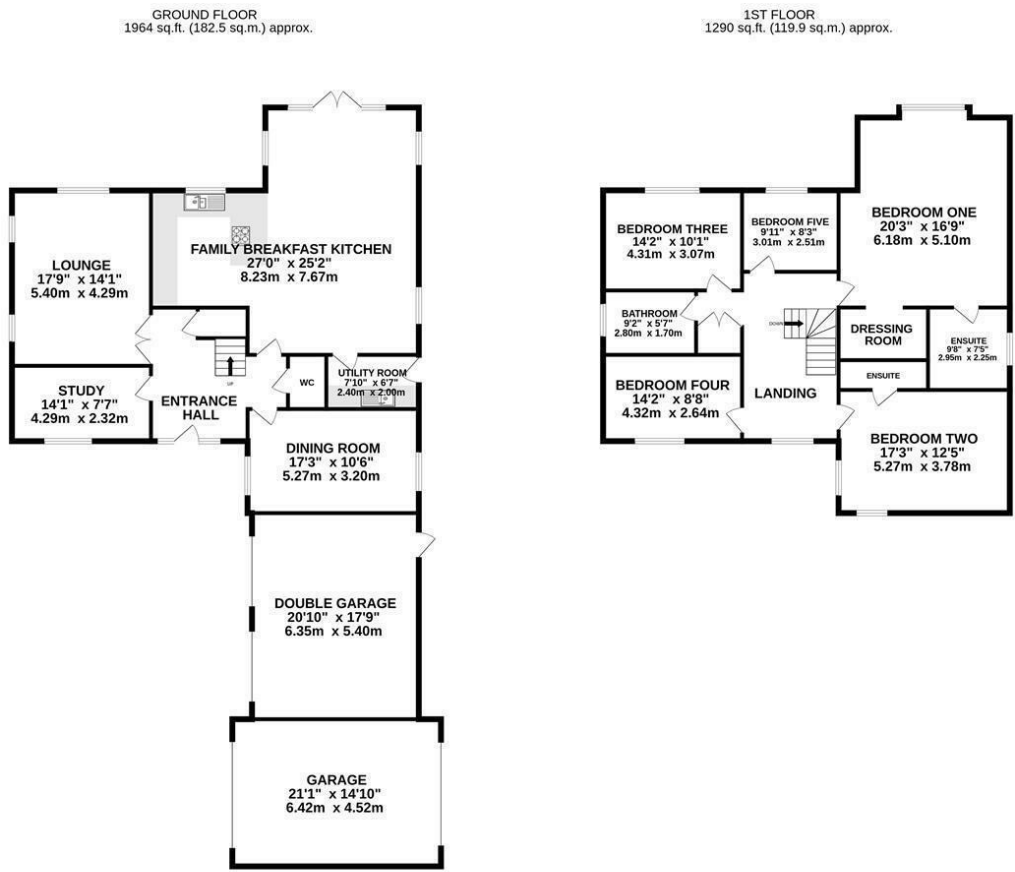
Bedroom Five 9'10" x 8'2" (3.01 x 2.51)

Family Bathroom 9'2" x 5'6" (2.80 x 1.70)

Double Garage 20'9" x 17'8" (6.35 x 5.40)

Garage 21'0" x 14'9" (6.42 x 4.52)

Floor Plan

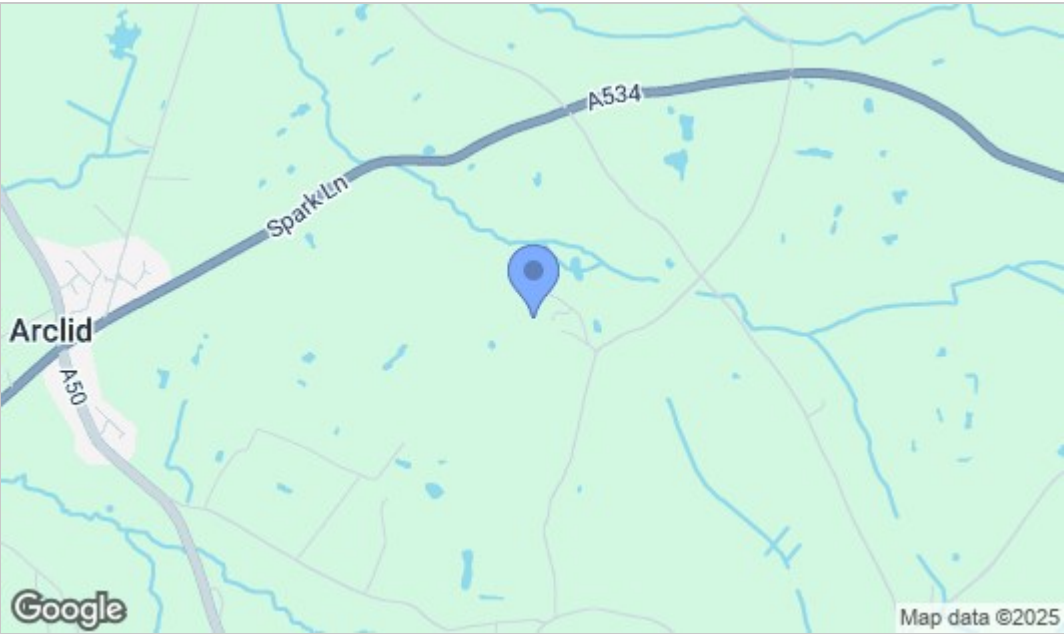


TOTAL FLOOR AREA: 3254 sq.ft. (302.3 sq.m.) approx.

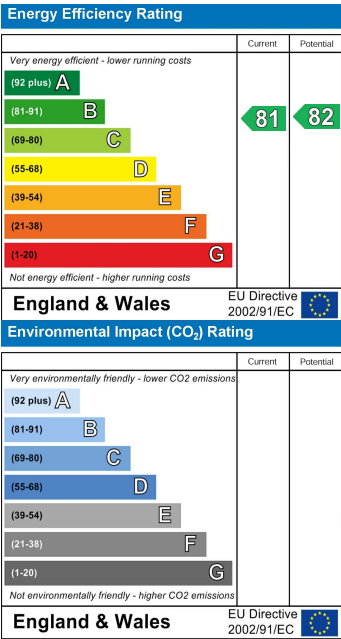
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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