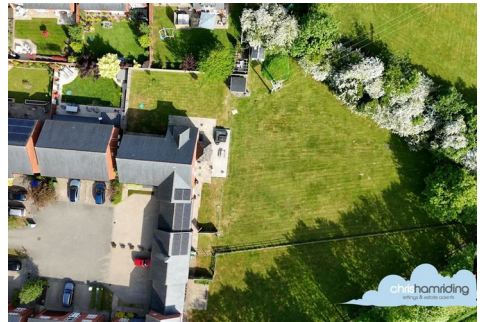


chris ham riding

lettings & estate agents



9 Meadowside, Smallwood, CW11 2WS

Guide Price £900,000

OPEN HOUSE ON Saturday 25th October 11-12pm, no appointment necessary, just turn up! NO CHAIN

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 over 0.4 acres in total 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 gallery 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

