



Sonnleitner, Stonehill Lane, Southmoor

**Connells** SIGNATURE



## Sonnleitner, Stonehill Lane, Southmoor

This spacious, well-proportioned detached family home is located on a quiet, sought-after road in the charming village of Southmoor.

Nestled on a generous plot, this property offers great potential for further extension, subject to planning permission, making it ideal for growing families.

Upon entering, the welcoming hallway leads to a bright and airy study, perfect for a home office. The large sitting room is a stand-out feature, with natural light flooding through a front window and French-style doors that open onto the rear garden. This inviting space is perfect for relaxing or hosting family gatherings.

The heart of the home is the modern, open-plan kitchen-diner, which is both versatile and stylish. It boasts sleek wall and base units, granite work surfaces, and room for an American-style fridge/freezer. The addition of a breakfast bar enhances the functionality, offering extra storage and workspace.

The dining area also benefits from French doors to the garden, with convenient side access.

A study and ground-floor WC cloakroom complete the downstairs accommodation.

Upstairs, the first floor comprises four generously sized double bedrooms, all with built-in storage. The family bathroom is well-appointed with a low-level WC, hand wash basin, bathtub, and walk-in shower. An additional bathroom with a WC, hand basin, and enclosed shower provides further convenience.

Externally, the property features a gravel driveway with ample parking, as well as a garage/workshop with lighting and power. The rear garden is a tranquil haven, mainly laid to lawn with mature shrubs and tree borders. A raised patio area offers the perfect spot for outdoor dining, and there's

a useful stone shed for extra storage

### **Study**

8'9 X 12'6

Ideal study room for those working from home or indeed would make an excellent play room which looks out onto the front of the property

### **W.C**

8'9 X 3'4





### Living Room

14'10 X 26'1

Particularly large living room which offers the opportunity to be divided or again would be ideal for a family who would like additional space for children to play. With a large window to the front and french doors leading out onto the impressive garden.

### Kitchen/Dining Room

18'8 X 14'1

Beautiful modern kitchen, the real 'hub of the house' which has been well thought out for those keen cooks and large families. The breakfast bar and work tops are granite and offer excellent prep space for cooking and entertaining. The microwave and oven are placed at eye level along with an extractor fan and induction hob. With ample space for

a large fridge freezer. Open to the dining area a super spot for entertaining dinners and family events which french doors that look straight out onto the private garden and terrace.

### Bedroom One

14'11 X 11'7

Large double bedroom with built in wardrobes

### Bedroom Two

9'10 X 14'2



### Bathroom

8 X 8'9

Neutral family bathroom with shower over bath

### Bedroom Four

11'5 X 8'9

### Shower Room

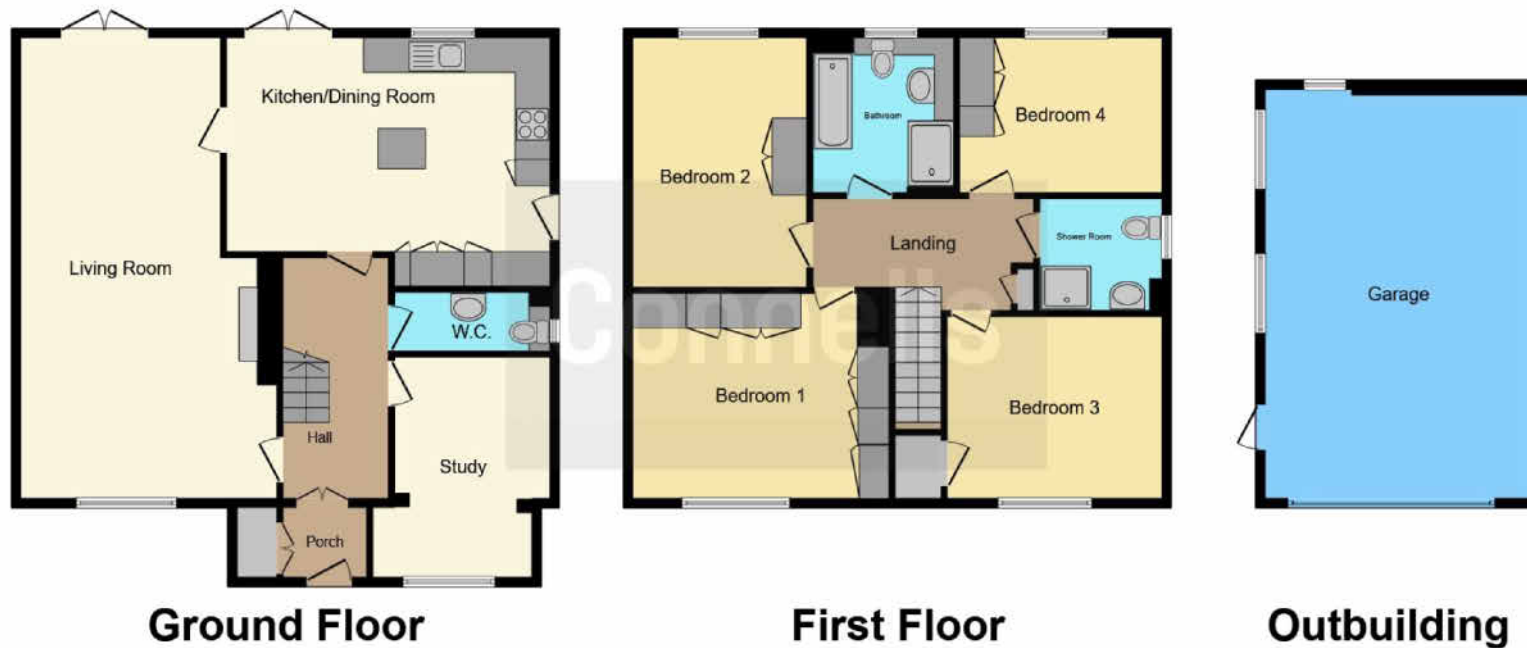
6'11 X 6'4

### Bedroom Three

10'4 X 12'6

### Garage

15'2 X 23'3



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# Sonnleitner, Stonehill Lane, Southmoor

Detached family home set on a generous plot with potential for further extension (subject to stpp). The property features four double bedrooms, two reception rooms, open plan beautiful kitchen with granite work tops and stunning rear garden which is a must see to appreciate the size!

Price

**POA**

Tenure: Freehold

EPC Rating: D

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