

South Hall Cedar Grove, Barton, Richmond, DL10 6JP
Offers in the region of £750,000



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The property itself is a masterclass in Edwardian splendour with sizeable light filled rooms, high ceilings, oak panelling and parquet flooring to mention just a few of the original features which are still in situ and beautifully preserved.

The floorplan comprises of a spacious and impressive hallway with, parquet flooring, oak panelling and original door leading to a large formal sitting room with a feature fireplace and large bay window (perfect for a Christmas tree), Understairs cloakroom and further hallway off which you will find: a large utility room well fitted out with a comprehensive range of units topped with wooden worksurfaces, plumbing for appliances, Belfast sink and original floor tiling leading into a quaint w/c. A part glazed doorway into a fabulous dining room which also boasts oak panelling and parquet flooring along with dual aspect windows overlooking the gardens. Doorway into the family kitchen which consists of a central island, granite worksurfaces and space for family dining table, adjoining the kitchen is a fantastic "summer room" flooded with light, and opening out to the gardens on one side and large games room which currently houses a full-sized snooker table and bar to the other (the possibility to annexe this area may be appealing to some purchasers).

To the first floor you will find a large landing area currently used as office space, a large master bedroom suite with bay window and sumptuous en suite bathroom with freestanding, claw foot bath.

Three further bedrooms, two elegant bathrooms and landing with a plethora of storage cupboards.

The property also benefits from a spacious garage with electric roller door.

Privately situated at the end of a small cul-de-sac, this amazing property is a real "Must view!"

Being sold discreetly viewings are strictly by appointment only, via the selling agent.



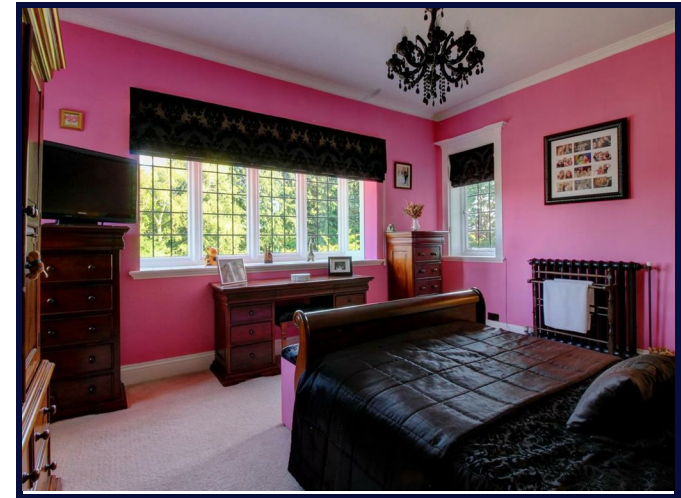
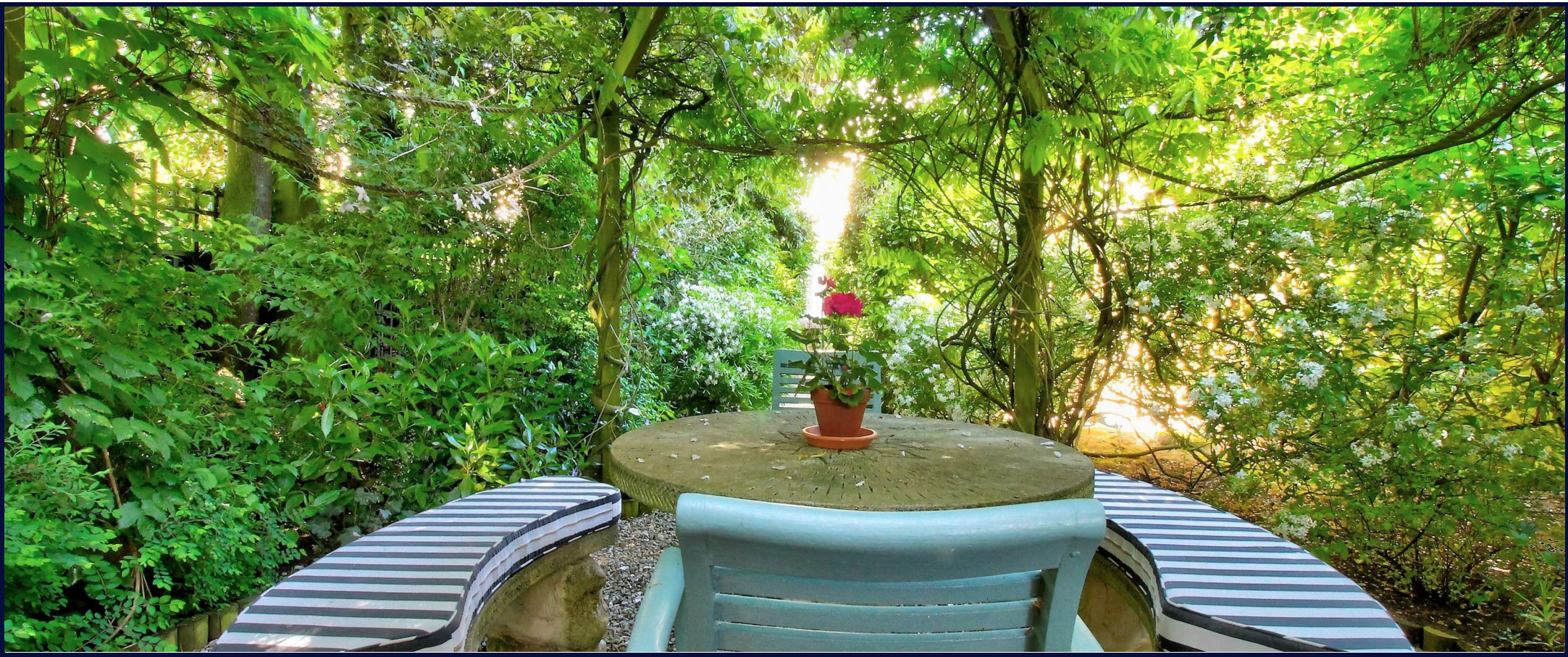




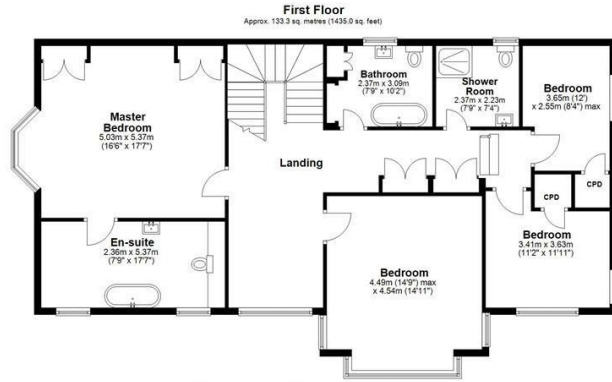
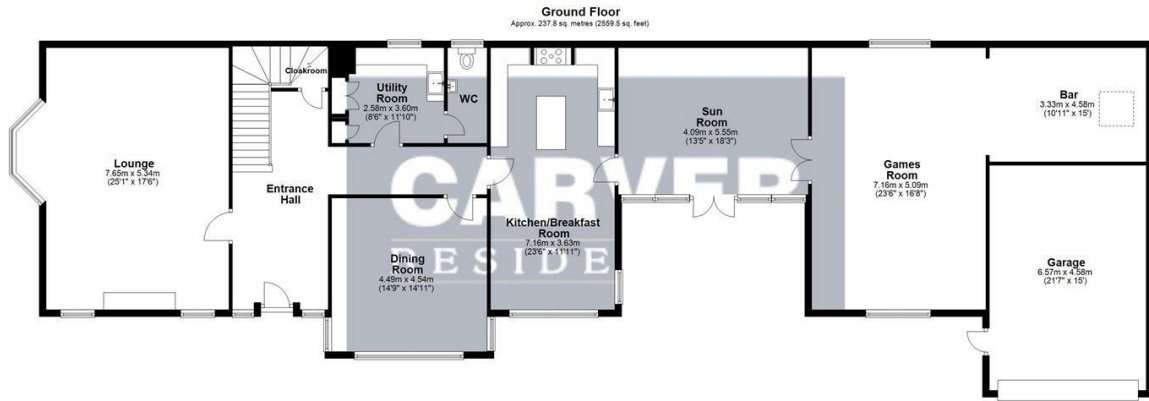
- Edwardian Splendour
- South facing garden
- Period Features
- approx 4000 sqft
- Rose garden
- 4 Large reception rooms
- 4 Double Bedrooms
- 3 Bathrooms + GF w/c
- Multi Car Driveway
- Garage











Total area: approx. 371.1 sq. metres (3994.5 sq. feet)
 Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Caplan Ltd
 Plan produced using Planity.
 South Hall, Cedar Grove, Barton

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	31	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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