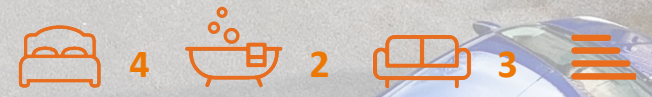




**17 Hollymeoak Road**  
Coulston, CR5 3QA

**Price Guide £1,295,000**



## 17 Hollymeoak Road Coulston, CR5 3QA

A simply stunning property that exudes charm and sophistication.

With its stately facade and expansive windows, the residence captures the essence of refined country living. As you enter the home via electric gates, you are immediately greeted by a breathtaking entrance hall that sets the tone for the rest of the property. The grandeur of the space is accentuated further by the impressive feature staircase. Designed for modern living and entertaining, yet still presenting original character features, the home boasts a variety of spacious living areas to suit every occasion.

From the elegant lounge, perfect for formal gatherings, to the cozy family room, ideal for relaxed evenings with loved ones, there is plenty of room for everyone to enjoy.

The expansive conservatory offers a seamless transition between indoor and outdoor living, providing a tranquil space to relax and unwind while enjoying views of the beautifully landscaped gardens. Whether used as a sunroom, dining area, or additional living space, the conservatory adds versatility and charm to the home.

The principle suite boasting a delightful en-suite with soaking tub, and a separate shower for added convenience.

Step outside to the private mature garden, where you'll find a sprawling patio area perfect for alfresco dining, a lush lawn for play and recreation, and thoughtfully designed landscaping providing shade and privacy. Also two further outbuilding's that serve as both an office and a gym, this property caters for the entire family, offering flexibility and convenience to suit your lifestyle needs.

Conveniently situated, residents will enjoy easy access to a plethora of local amenities, including parks, schools, shopping centers, restaurants, and entertainment options. Commuters will appreciate the proximity to major highways, public transportation. It is within walking distance of Coulston South Station, ensuring seamless travel into London

**Entrance Hall**  
17'8 x 13'5 (5.38m x 4.09m)

**Living Room**  
13'10 x 14'4 (4.22m x 4.37m)

**Kitchen-Dining Room**  
24'4 x 11'1 (7.42m x 3.38m)

**Utility Room**  
9'6 x 7' (2.90m x 2.13m)

**Family Room**  
21'1 x 13'5 (6.43m x 4.09m)





Sunroom-Conservatory  
19'3 x 12'6 (5.87m x 3.81m)

Stairs to

First Floor Landing

Bedroom 1

13'10 x 12'1 (4.22m x 3.68m)

Walk in Dressing Room

10'9 x 7'7 (3.28m x 2.31m)

En-suite Bathroom

13'10 x 4'8 (4.22m x 1.42m)

Bedroom 2

39'4"6"6" x 36'1"13"1" (12'2 x 11'4)

Bedroom 3

12'2 x 9'9 (3.71m x 2.97m)

Bedroom 4

12'6 x 5'10 (3.81m x 1.78m)

Bathroom

5'8 x 6'7 (1.73m x 2.01m)

Loft Area

14'2 x 13'3 (4.32m x 4.04m)

Outside

Office

20'7 x 8'7 (6.27m x 2.62m)

Gym

27'6 x 11'9 (8.38m x 3.58m)

Double Garage

19'8 x 18'9 (5.99m x 5.72m)

Driveway

Electric Gates

Large Garden



