







Asking Price £2,250,000



## Features

- Over 4,750 sqft
- Six Bedrooms
- Home Cinema and Games Room
- Gated Off Road Parking
- Stunning Open Plan Living Area
- Seperate Gym

Nestled within the quiet cul-de-sac of Rivermead Avenue, this impressive family residence occupies approximately 0.41 acres of exceptionally private grounds. Offering nearly 5,000 sq ft of accommodation, the property provides remarkable versatility with seven bedrooms, multiple reception spaces, and a purpose-built garden gym. The current owners have modernised the home throughout to an outstanding standard, carefully balancing contemporary luxury with a warm, homely atmosphere. Additional features include integrated speakers and underfloor heating across all floors.

The ground floor comprises a welcoming entrance hall, cloakroom with WC, a spacious lounge featuring a Dru fireplace, and a games room/study. A stunning open-plan living area offers tiered seating zones and bi-fold doors leading out to the rear garden. Completing this level is a utility room with internal access to the integral double garage.

On the first floor, the principal bedroom suite features a generous double bedroom, a stylish ensuite, a separate dressing room, and a private balcony overlooking the rear garden. Four further double bedrooms are also located on this level—two with their own ensembles and dressing rooms. The remaining bedrooms are served by a modern family bathroom. A dedicated home office completes the first-floor layout.

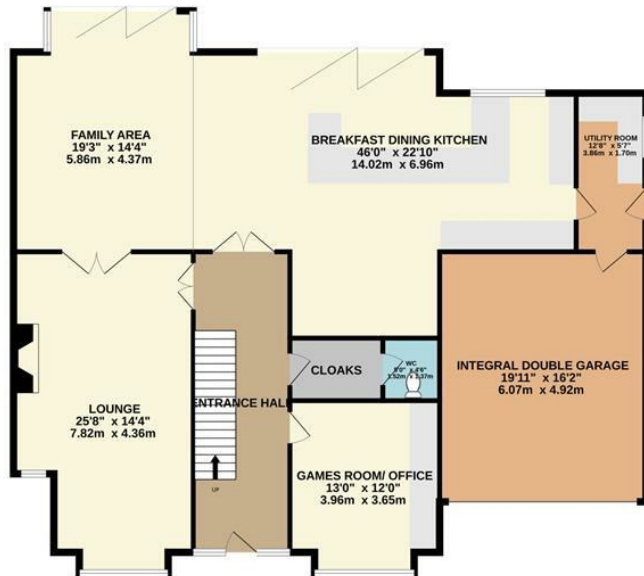
The second floor offers two additional double bedrooms, one of which is currently configured as a cinema room with a large screen and overhead projector. A separate bathroom serves this floor. Externally, the property benefits from electric gates, CCTV, and ample off-road parking. The beautifully landscaped, tiered gardens enjoy a south-west orientation, providing numerous sun-traps throughout the day. Features include a rear terrace, a separate decking area, manicured lawns, established planting, and a variety of mature trees and shrubs. Positioned at the foot of the garden is the bespoke gym building, complete with its own toilet facilities.



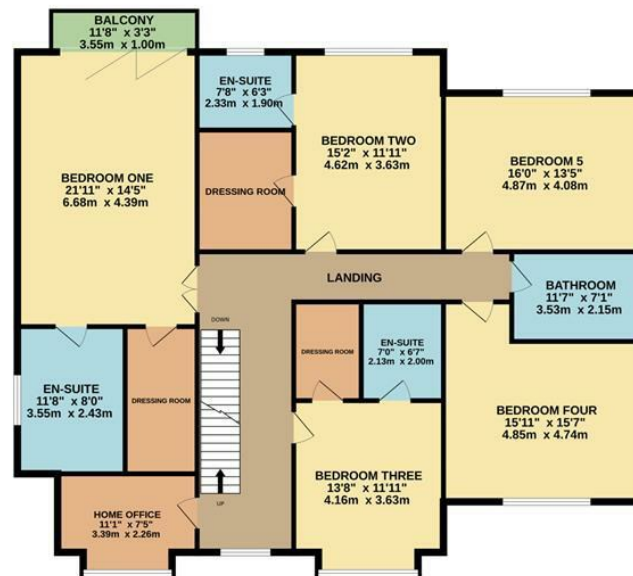




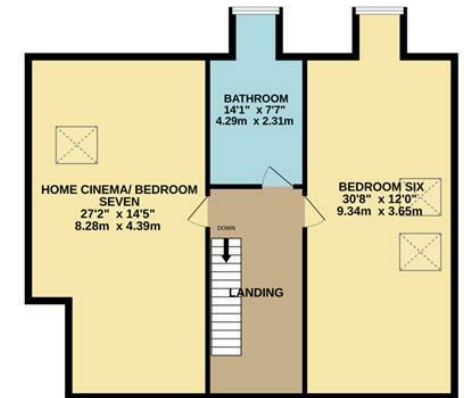
GROUND FLOOR  
1928 sq.ft. (179.1 sq.m.) approx.



1ST FLOOR  
1899 sq.ft. (176.4 sq.m.) approx.



2ND FLOOR  
926 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 4754 sq.ft. (441.6 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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