



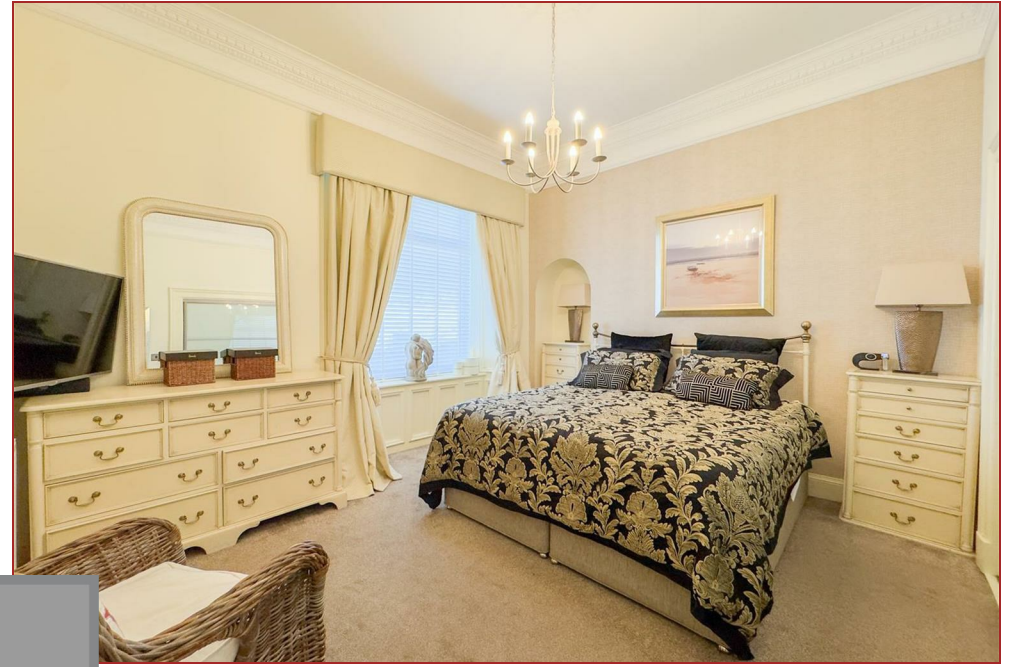
RESIDENCE

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4 Bedrooms | 5 Public Rooms | 4 Bathrooms

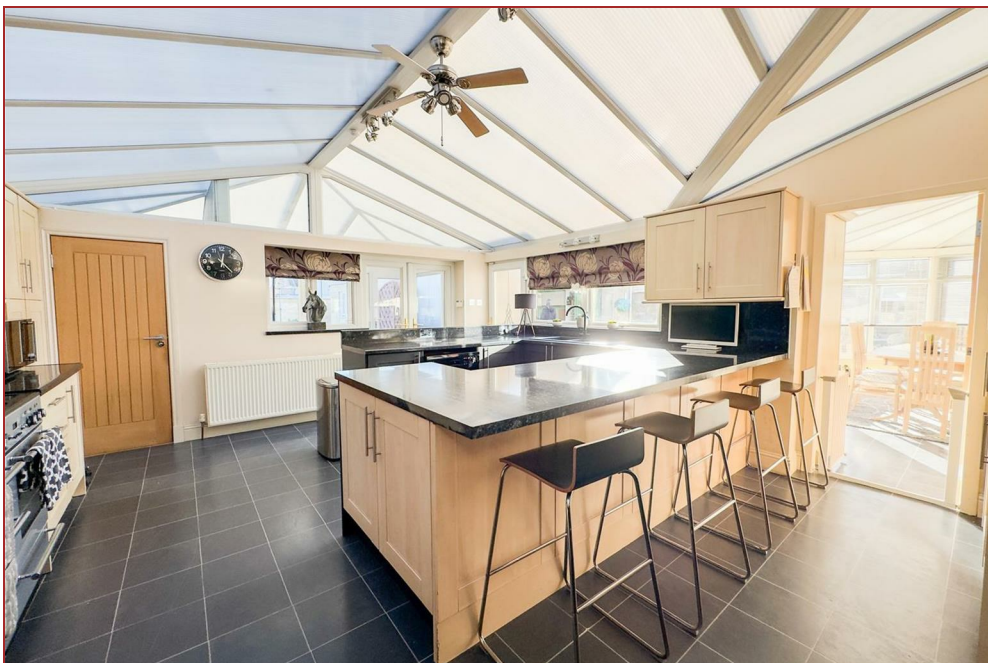
Presented to the market in immaculate condition, this exceptional detached family villa combines timeless period character with luxurious modern living. Extensively renovated inside and out, it offers generous, flexible accommodation over two floors, along with a superb self-contained annexe ideal for guests, multi-generational living, or home working.

The classic façade, enhanced by new grey double glazing, a traditional stone wall, and modern gate and railings, creates an impressive welcome. Inside, the charming vestibule opens to a spacious hallway featuring restored cornicing, ceiling roses, and fine woodwork, all complemented by contemporary finishes. The property has been fully refurbished with renewed walls, ceilings, floors, and reinstated woodwork, preserving its 1856 sandstone-built character while meeting modern standards. The roof, tiles, and leadwork were completely replaced in 1996.

The ground floor offers an excellent blend of formal and family spaces. The elegant living room showcases a beautifully crafted plaster ceiling, reconstructed window panels, and a sandstone fireplace, while the large family room adds everyday flexibility. The impressive kitchen—with its bright garden-facing sun room—features high-quality cabinetry, extensive work surfaces, and a Range Master cooker, creating a superb space for cooking and entertaining. A separate dining room adjoins the kitchen. Two bedrooms on this level, one currently used as a study with a fireplace and the other with a walk-in wardrobe, are served by two modern shower rooms.

Upstairs, three further bedrooms with built-in storage accompany a beautifully appointed family bathroom with a free-standing slipper bath.

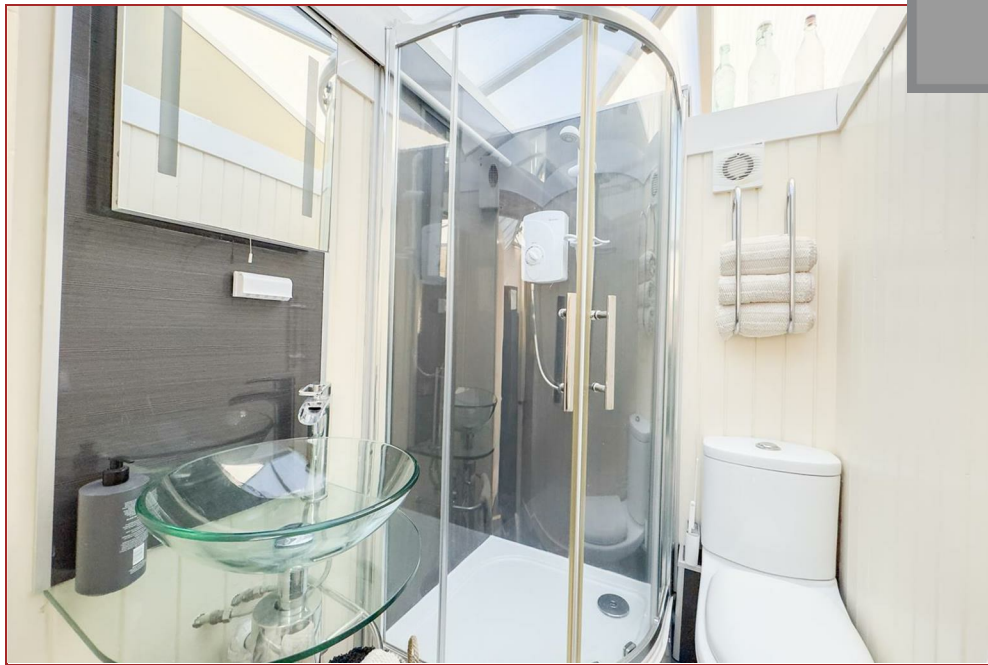
The rear garden offers a private, low-maintenance space featuring a hot tub. The fully self-contained annexe with its own kitchen and shower room is ideal for guests, home working, or independent living. A large double garage with storage and ample driveway parking completes the property.



2335.00 sq ft | EER = D



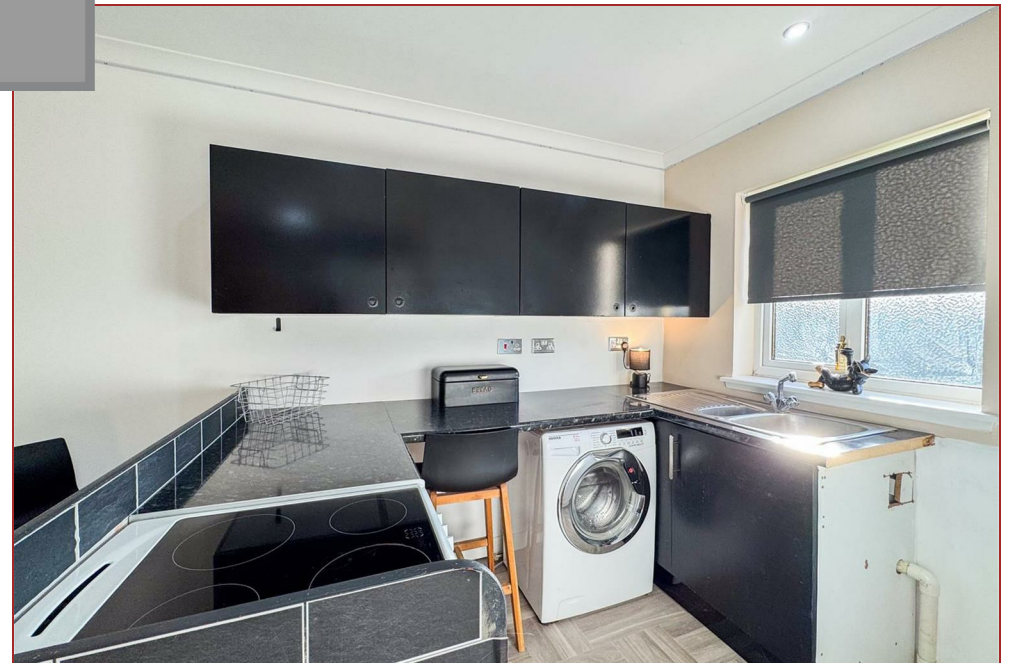
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Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.