



Heanley Lane  
Hurley  
£675,000

An outstanding and truly unique 4/5 bedroom detached property which is set in a rural location and has the benefit of stunning countryside views. Magnificently improved and extended, this house is airy and spacious with many features. The property is modern yet has retained its delightful country charm. Internal viewing is essential to fully appreciate the truly wonderful property on offer.

## PORCH

Large entrance porch with oak wooden front door, double glazed window to side, door to...

## ENTRANCE HALL

Imposingly large open hallway with stairs leading to the gallery landing, radiator, under stairs storage, carpet, double glazed window overlooking front aspect, door to;

## LOUNGE 20' 4" x 13' 3" (6.2m x 4.04m)

Light and inviting room with feature Inglenook fireplace with multi fuel burner, two radiators, double glazed window to front, two double glazed windows to side, patio doors to rear garden, carpet.

## STUDY 9' 3" x 9' 3" (2.82m x 2.82m)

Laminate flooring, radiator, double glazed window to rear overlooking large rear garden.

## WC

Fitted with a matching two piece suite comprising low level flush W/C, pedestal wash hand basin, double glazed window to rear, radiator.

## KITCHEN/DINER 24' 0" x 11' 11" (7.32m x 3.63m)

This is a fantastic family Kitchen / Diner which offers a large open space with feature island which has a matching range of base and eye level units, 1 1/2 bowl sink with mixer tap, plumbing for dishwasher, double glazed window to front, double glazed window to rear, space for range cooker with brick surround, radiator, feature downlighters, door to;

## UTILITY ROOM 12' 8" x 11' 4" (3.86m x 3.45m)

Having a matching range of base units with tiled splashbacks, 1 1/2 bowl sink with drainer and mixer tap, plumbing for washing machine, space for tumble dryer, space for an American style fridge / freezer, double glazed window to rear, door to rear, double radiator, storage space / larder room, door to;

## WC

Fitted with a low level flush W/C, double glazed window to side, radiator.

## FAMILY ROOM 16' 1" x 11' 4" (4.9m x 3.45m)

Double glazed window to front, double glazed window side, radiator and a wall mounted air conditioning unit.

## FIRST FLOOR LANDING

Loft hatch, double glazed window to front, all doors lead off,

## BEDROOM ONE 13' 4" x 12' 7" (4.06m x 3.84m)

Large and inviting master bedroom with scenic countryside views to the rear, double glazed window to rear, radiator, integrated ceiling speakers, feature downlighters, open plan to;





### **DRESSING ROOM 13' 4" x 7' 10" (4.06m x 2.39m)**

Impressive dressing room with views to the front aspect with matching fitted wardrobes, double glazed window to front, feature downlighters.

### **ENSUITE 9' 3" x 6' 6" (2.82m x 1.98m)**

Fitted with a four piece suite comprising deep fill jacuzzi bath, low level flush WC, pedestal wash hand basin, enclosed tiled shower cubicle with power shower over, double glazed window to rear, feature downlighters, radiator.

### **FAMILY SHOWER ROOM 9' 3" x 6' 11" (2.82m x 2.11m)**

Fitted with a double walk in shower cubicle with power shower over, twin pedestal wash hand basins in vanity unit, low level flush W/C, tiled effect flooring, feature downlighters, radiator, double glazed window to rear, tiled flooring.

### **PLAY ROOM 16' 3" x 11' 11" (4.95m x 3.63m)**

Double glazed window to rear, laminate flooring, radiator, built in storage, door to;

### **BEDROOM TWO 12' 7" x 10' 0" (3.84m x 3.05m)**

Double glazed window to front aspect, radiator, carpet, built in wardrobe.

### **BEDROOM THREE 11' 5" x 10' 0" (3.48m x 3.05m)**

Double glazed window to rear with scenic countryside views, laminate flooring, radiator, integrated wardrobe.

### **BEDROOM FOUR 11' 11" x 11' 5" (3.63m x 3.48m)**

Double glazed window to front aspect, radiator, carpet.

### **DOUBLE GARAGE**

Having double oak doors and offering an a large space for storage / potential change of use (Games Room, Office etc)

### **TO THE EXTERIOR**

Large plot with a gravel driveway to the front for several cars. The rear garden is of a large size with a patio area, shaped lawn, raised artificial lawn area and boundary fencing. To the side of the property is a tarmac driveway with access to the garage and an area that is currently being used for a hot tub.

### **TO NOTE**

The property also benefits from a full rewire, new windows throughout, and upgraded radiators with individual room controls.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band G. (This information is provided from the Council Tax Valuation List Website).

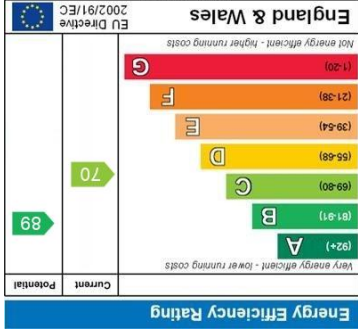
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