



West Wing
Patshull Hall, Burnhill Green, WV6 7HY

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PROPERTY

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Magnificent and impeccably presented Four bedroom country residence exuding historical character and immense charm.

Unrivalled build quality

Grand and imperious reception rooms of splendid proportions

Extraordinary vaulted drawing room

Excellent open plan kitchen / breakfast / family room

Two cloakrooms

Study

Two large bedroom suites each with luxurious bathroom

Two further double bedrooms serviced by elegant shower room

Lower ground store rooms

Laundry area

Large sitting room

Garden kitchen with dining area

Shower room

Gymnasium with fully fitted shower room and sauna

Roof terrace

Extensive formal landscaped grounds enjoying southerly aspect

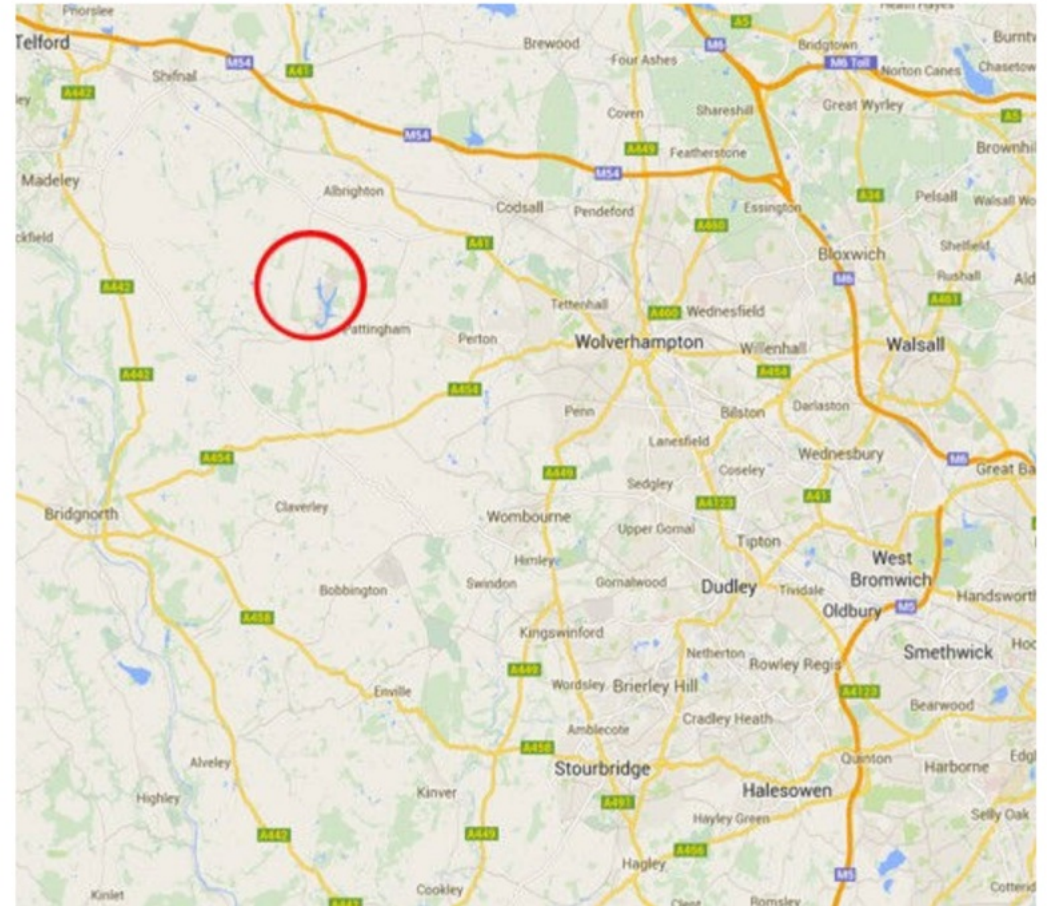
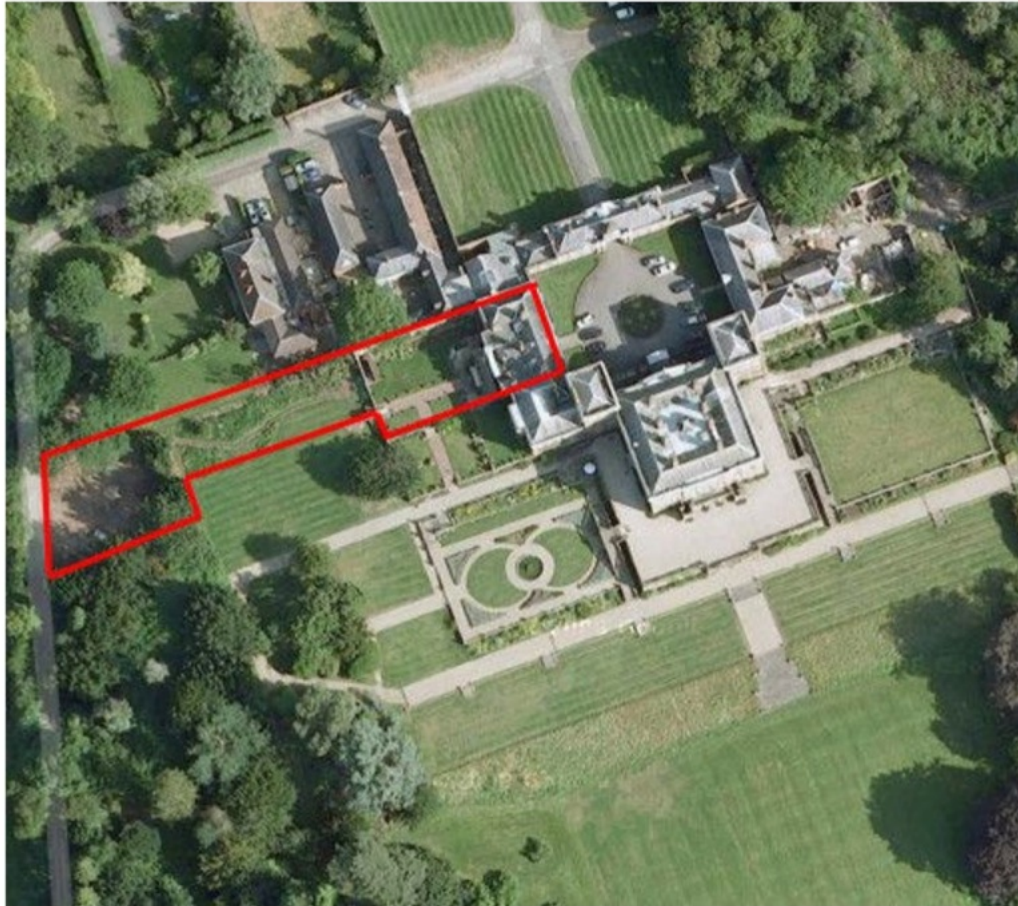
Double width garage with adjoining log store



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One cannot step inside this house or even view it from the outside, without appreciating the inherent history. The substance of the place, not just the build quality but the larger than life proportion of not only the room sizes, but the staircases, the fireplaces and the wealth of Georgian features, is what impresses you first. The quality and elegance is incomparable. The clean lines and simple structures of the early Georgian design dominate the rooms with some fine and delicate ornate plasterwork being showcased in the spectacular 780 square foot vaulted drawing room which was the original chapel of the house. The property has been beautifully presented, utilizing traditional muted paint colours to great effect bringing into relief the superb white plaster work and fine carpentry. Allowing the original features to take centre stage, is not to say that the superb contemporary specification, understated and minimalist it may be, is anything short of lavish. With oak flooring almost throughout, with natural stone here and there, all enhanced by strategic modern lighting, the overall effect is cohesive, both beautiful and practical, grand and comfortable. The eye glides over the sleek kitchen units under a fabulous lantern style atrium glazed roof and the neatly arranged cupboards; everything quietly and unobtrusively arranged whilst oozing opulence. A successful and possibly unrivalled example of a stylish and seemingly effortless combination of the finest period features and contemporary appointments one is likely to find.



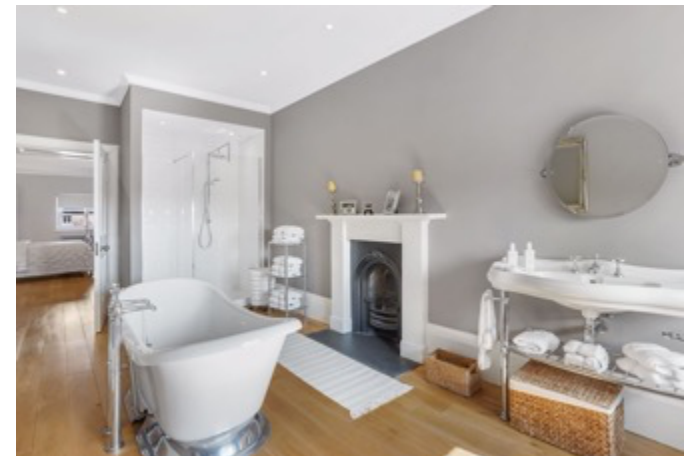


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EPC - The EPC is attached to these particulars. If it has become detached or is lost please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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