



Byford Polopit, Titchmarsh

Price: Freehold £750,000 guide price

- A substantial five bedroom detached family home located in the desirable village of Titchmarsh
- 18ft 5 x 15ft well-appointed kitchen with a range of built appliances with island unit with open plan garden room
- Lounge with log burner, study, family room and vaulted garden room
- Private enclosed rear garden with summerhouse and enjoying a southerly aspect

EPC Rating: Awaited



Accommodation includes:

Entrance hall

Entered via double glazed door, panelled radiators, coving to ceiling, 'Karndean' flooring, wall lights and understairs storage cupboard, stairs to first floor and doors to:

Study

3.12m x 2.33m (10' 3" x 7' 8") Double glazed window to front aspect, panelled radiator and coving to ceiling, wall and ceiling lights. The property benefits from fast speed broadband connection.

Family room

3.73m x 2.84m (12' 3" x 9' 4") Double glazed window to front aspect, panelled radiator, with wall and ceiling lights and coving to ceiling.

Guest cloaks w/c

Comprising a close coupled w/c, vanity wash hand basin with mixer tap incorporating auto sensor with cupboard space below. Panelled radiator, coving to ceiling, obscure double glazed window to side.

Lounge

4.85m x 4.36m (15' 11" into bay x 14' 4") Double glazed bay window to rear aspect, panelled radiator, coving to ceiling. The focal point to the room is the composite stone fireplace housing a cast-iron wood burner on flagstone hearth. Double doors to hallway and glazed doors to garden room.

Kitchen/Breakfast room

5.61m x 4.57m (18' 5 x 15') A well-appointed kitchen comprising a range of high and base level cupboard units with drawer space finished with granite work-surfaces and tiled splashbacks. A one and a half bowl single drainer sink unit with mixer tap, built in appliances to include microwave/combination grill, an gas five ring 'Rangemaster' with electric double fan oven, double extractor fitted over, wine chiller, integrated dishwasher and space for American style fridge/freezer. Taking central position is the island unit which accommodates

seating for bar stools and additional storage. Tiled flooring, open plan into garden room creating an impressive entertaining space, down lighters and under cupboard lighting.

Garden room

3.88m x 3.75m (12' 9" x 12' 4") A semi-vaulted ceiling, recessed downlights with dimmer switches and triple skylight windows with electrical connection for possible electric blinds, oil filled panelled electric radiators, tiled flooring, which continues into kitchen, and bi-fold doors providing access and outlook to rear garden. Double glazed doors accessing lounge.

Utility

4.24m x 2.59m (13'11" x 8' 6") A sizeable area which comprises range of eye and base level cupboard units with matching granite work surface areas. A one and a half bowl single drainer sink unit with mixer tap, appliance space and plumbing for automatic washing machine with a space for tumble dryer and wall mounted valiant boiler. Recess downlights, double glazed window to front aspect, double glazed door to rear and door to a useful storage cupboard. Door and staircase to:

Second guest cloaks w/c

Obscure double glazed windows to front, close coupled w/c, vanity wash hand basin with mixer tap and under storage, panelled radiator and built-in cupboard space.

Staircase to:

Home cinema/ Bedroom Five

5.35m x 3.60m (17' 7" x 11' 10") Double glazed window to front aspect and vaulted ceilings. Although the room is used as a home cinema it could be utilised into a hobbies room or fifth bedroom. Additional storage off staircase.

Landing

Panelled radiator, coving to ceiling, access to loft which is standing height partly boarded with a locked storage cupboard. Spacious with large window to side aspect.



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Doors to:

Master bedroom

5.61m x 5.10m (18' 5" x 16' 9" incl. dressing area) Double glazed windows to rear aspect, double panelled radiator, coving to ceiling. A range of built-in double wardrobes complete with hanging space and shelving. Door to:

En-suite shower room

A stylish re-fitted suite comprising a large double step-in shower enclosure complete with monsoon showerhead and separate shower attachment with maintenance free shower panels. A close coupled w/c, pedestal wash hand basin with mixer tap, fitted with an LED motion detected heated mirror above and chrome heated towel rail. Obscured double glazed window to front, tiled flooring benefiting from underfloor heating and recessed downlights.

Bedroom Two

4.97m x 4.36m (16' 4" into bay x 14' 4") Double glazed bay window to rear aspect enjoying wonderful view over landscaped garden, coving to ceiling, panelled radiators and door to:

En-suite shower room

A re-fitted suite comprising a step in shower enclosure complete with maintenance free shower panels, monsoon shower head with separate shower attachment. A pedestal wash hand basin with mixer tap fitted with an LED motion detected heated mirror above, close coupled w/c and heated towel rail. Tiled flooring and recessed downlights.

Bedroom three

4.24m x 3.35m (13' 11" x 11') Double glazed window to front aspect, panelled radiator and coving to ceiling.

Bedroom four

3.35m x 3.35m (11' max x 11') Double glazed windows to front aspect, panelled radiator and coving to ceiling.

Family Bathroom

A re-fitted suite comprising a panelled p-shaped bath with mixer tap with independent shower fitted over and complete with curved shower screen. A pedestal wash hand basin with mixer tap fitted with an LED motion detected heated mirror above and close coupled w/c. Chrome heated towel rail, tiled flooring and recess downlights.

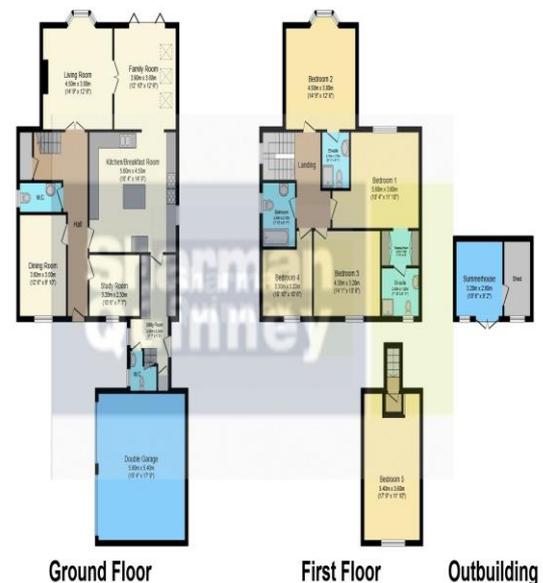
Outside

Front

A block paved driveway providing off-road parking for number of cars which in-turn leads to a double garage with automatic up and over doors. Landscaped front garden with a range of mature shrubs and laurel hedging to borders with gravelled/ plum slated areas, outside lighting and gated to side.

Rear

Having an immediate decked patio area with additional paving to the side the remainder of the garden is laid to lawn with a range of mature shrubs and bushes to borders. At the bottom of the garden is a summer house/store measuring 15ft 8" x 9ft 1 on an area of raised decking with space for seating and with double glazed doors and windows. The garden also benefits from a high degree of privacy and is south east facing.



Total floor area 258.0 sq.m. (2,787 sq.ft.) approx
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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