



The Lodge Wrens Hill, KT22 0HN

Price Guide £1,875,000 Freehold

RECEPTION HALL

12'2" x 10'7" (3.71 x 3.23)

Understairs cupboard.

STUDY

12'4" x 10'4" (3.76 x 3.15)

Dual aspect.

CLOAKROOM

Low level w.c, vanity unit with wash hand basin and drawer storage.

UTILITY ROOM

10'4" x 7'1" (3.16 x 2.18)

Range of base and wall units , Hotpoint washing machine and Bosch dryer, cupboard housing Worcester Boiler, sink and drainer. Space and plumbing for additional fridge/freezer.

KITCHEN/BREAKFAST ROOM

16'11" x 10'6" (5.18 x 3.21)

Bespoke contemporary kitchen with underfloor heating, range of base and wall units with Granite worktops and meter drawer storage, under-mounted Franke 1/2 bowl sink. Integrated appliances to include, dishwasher, twin ovens, Sub Zero fridge and freezer, Miele coffee maker, Miele Microwave, and warming drawer. The island incorporates four ring Gaggenau induction hob with table ventilation extractor, two further gas rings and breakfast bar.

In addition, there is a further bank of units incorporating two Sub Zero wine fridges with four refrigerated cold drink drawers.

Open plan to dining room:-

DINING ROOM

18'10" x 11'7" (5.75 x 3.54)

Underfloor heating, Bi-fold doors to patio.

FAMILY ROOM

15'8" x 12'7" (4.79 x 3.84)

Range of fitted shelves and storage.

LIVING ROOM

28'2" x 13'3" (8.61 x 4.04)

Triple aspect, with French doors to patio.

MASTER BEDROOM

16'8" x 13'2" (5.10 x 4.03)

Dual aspect, with range of fitted wardrobes.

EN SUITE BATHROOM

Free-standing bath, walk-in shower, vanity unit with wash hand basin and drawer storage with back-lit mirror over, heated towel rail, recessed display shelves, low level w.c. with concealed cistern.

BEDROOM TWO

14'2" x 10'1" (4.32 x 3.09)

Fitted wardrobes, dual aspect.

EN SUITE SHOWER ROOM

Walk-in shower, vanity unit with contemporary wash hand basin and

cupboard storage with mirrored wall unit over, heated towel rail, low level w.c. with concealed cistern.

BEDROOM THREE

13'10" x 10'8" (4.24 x 3.27)

Fitted wardrobe.

BEDROOM FOUR

13'11" x 11'8" (4.25 x 3.58)

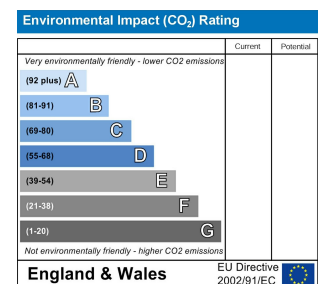
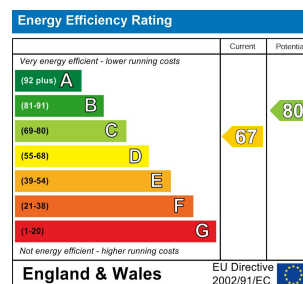
Fitted cupboards, dual aspect.

FAMILY BATHROOM

Walk-in shower with massage head, recessed display alcoves, vanity unit with wash hand basin and drawer storage, tile enclosed bath, low level w.c.

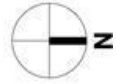
GARDEN


The garden has been comprehensively landscaped by the current owners and provides a generous lawn, raised beds and mature border shrub and tree screening. The terrace also leads to a lower level lawn ideal for children's trampoline.

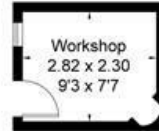




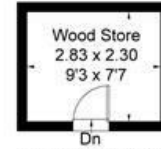
Approximate Area = 266.5 sq m / 2869 sq ft (Excluding Void)
 Outbuilding = 12.9 sq m / 138 sq ft
 Total = 279.4 sq m / 3007 sq ft
 Including Limited Use Area (4.2 sq m / 45 sq ft)



 = Reduced head height below 1.5m



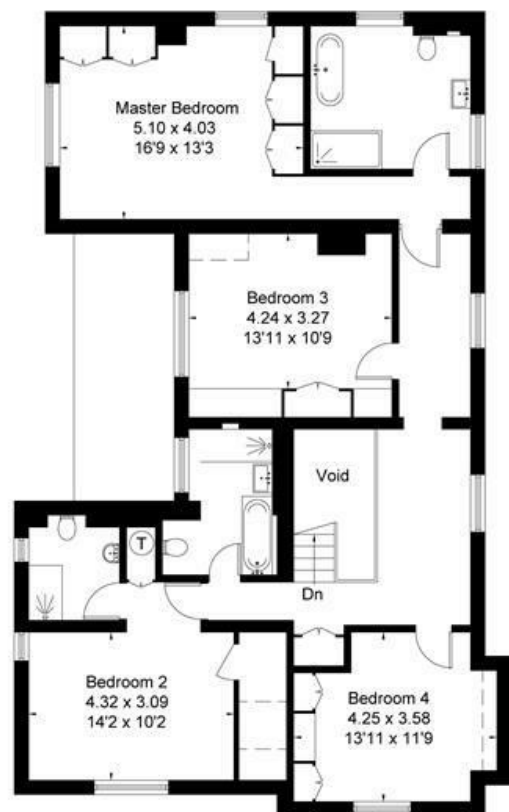
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Location / Orientation)



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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