



## Courtenay Close, offers in excess of £675,000

- Detached five bedroom family house
- Small select private close
- 19 FT Kitchen
- Two downstairs cloak rooms and a large utility room
- 17 FT lounge and 17 FT sitting room
- Study/Snug
- Formal Dining room
- Three stylish bathrooms



 5  3  5



## About the property

A large and impressive detached five bedroom capacious modern family residence, set back in the corner of a small select close comprising just five detached executive homes. Courtenay Close is a delightful location, a private cul de sac which is approached from Tyr Winch Road and backs onto the Parish Church grounds. Built in 1999 this greatly extended residence benefits private enclosed rear and side gardens, landscaped and screened by trees, whilst a private entrance drive provides parking for five cars, with further room to extend if needed into the charming deep 75 FT deep frontage gardens, tree lined and chiefly laid to a well manicured lawn. This unique home would prove to be ideal for a large family and/or two generation living with a two storey annex extension which would prove most useful as a granny annex, guest accommodation or a wonderful master suite. The property includes gas heating with panel radiators and a new (august 2025) Esprit eco2 combi boiler with a 5 year warranty, PVC double glazed replacement windows (Circa 2005), a sophisticated intruder alarm, white traditional style panel doors, coved ceilings, and PVC fascia boards, soffits and rain water goods replaced in 2006. The truly impressive flexible living space comprises an open fronted entrance porch, an entrance reception hall with a bespoke staircase with chrome spindles and an oak balustrade, a down stairs cloak room with a stylish white suite (2016), and a sizeable well fitted kitchen.



## Accommodation

### The Property

The ground floor living space also includes a large separate utility room, a generous lounge (17'4 x 11'10) equipped with a contemporary fire place and french doors which open onto the landscaped rear gardens, a formal dining room (13'5 x 12'6) plus a square bay open plan to the kitchen, a versatile study/snug, a PVC double glazed sun lounge conservatory (16'0 x 15'9 into a bay), and a large and versatile separate sitting room (16'8 x 13'5). The first floor comprises five double sized bedrooms and three stylish modern bathrooms, two being ensuite to master bedroom one and master bedroom five. Further features include views from the front first floor bedrooms that extend over the surrounding area and towards the Channel in the distance, MAN CAVE, a second down stairs cloak room, and an ensuite dressing room (8'1 x 6'0) approached from master bedroom five. The rear gardens are private and landscaped and include a large paved sun terrace, a sizeable lawn and a side garden which houses a B B Q area. A truly magnificent family home occupying a stunning position in a charming close, well away from busy passing traffic, yet just a few minutes walk from Old St Mellons Village Centre.

Old St Mellons is surrounded by picturesque country side, providing fine walks and impressive equestrian

pursuits, whilst close at hand are some of the most popular Golf courses in the area, as well as St Johns College. Within walking distance are two local country pubs, The Blue Bell and the Fox & Hounds, a Pharmacy, St Mellons Church in Church Lane, St Mellons Texico service station.

### Entrance Porch

Open fronted, pillared front, paved threshold, outside light.

### Entrance Hall

Approached via a part panelled PVC hardwood effect outside and white inset front entrance door inset with leaded upper light windows with matching side screen window leading to a central entrance hall, with ceramic tiled flooring, radiator, coved ceiling, built out cloaks hanging cupboard, bespoke staircase with chrome spindle oak balustrade and a useful under stair storage cupboard.

### Downstairs Cloakroom

Stylish white contemporary suite comprising square shaped wash hand basin with chrome mixer taps, pop-up waste and a built out vanity unit with high glass doors and chrome handles. W.C. with

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## Floorplan



Total area: approx. 249.4 sq. metres (2684.4 sq. feet)

## Important Information

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