

## 33 Thorneycroft Lane, Downhead Park

£900,000 Freehold

Rare late-1980s contemporary home forming part of an innovative residential development • Approximately five bedrooms and four bathrooms arranged across an exceptional split-level layout • Large gated driveway providing privacy and extensive off-road parking • Striking architectural design with dramatic full-height glazing throughout • Impressive first-floor living room with panoramic elevated views • Gallery-style study area overlooking the main living space • Additional versatile room above the principal suite ideal as a nursery, study, or children's retreat • Substantial garage with integrated cold wine cellar • Close proximity to schools, shops, and green open spaces



Council Tax band: G

Tenure: Freehold

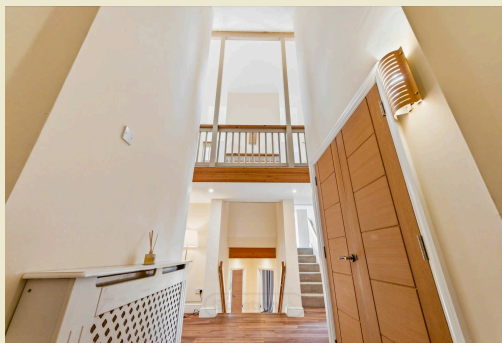
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

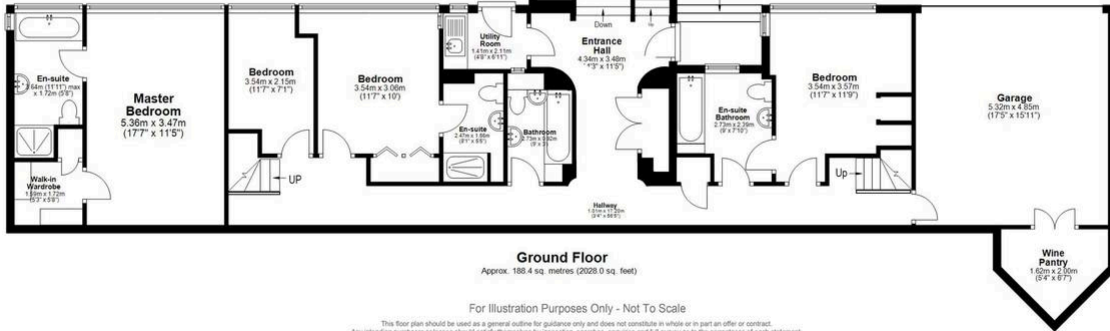
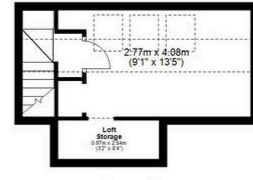
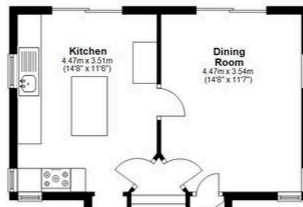
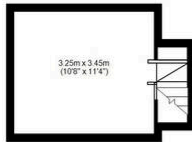
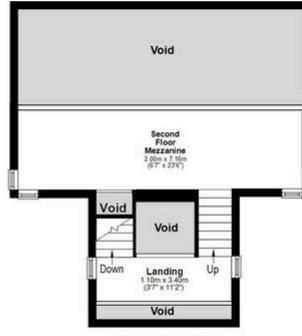
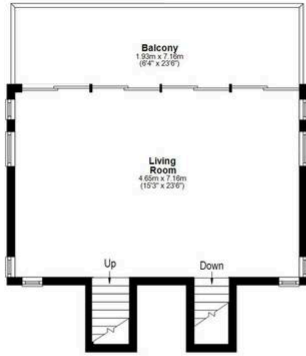
- Gallery-style study area overlooking the main living space
- Additional versatile room above the principal suite ideal as a nursery, study, dressing room or children's retreat
- Substantial garage with integrated cold wine cellar
- Close to extensive parkland, lakes and green open spaces
- Distinctive contemporary home unlike conventional detached properties



- Rare late-1980s contemporary home forming part of an innovative residential development
- Approximately five bedrooms and four bathrooms arranged across an exceptional split-level layout
- Large gated driveway providing privacy and extensive off-road parking
- Striking architectural design with dramatic full-height glazing throughout
- Impressive first-floor living room with panoramic elevated views



Total area: approx. 279.3 sq. metres (3006.6 sq. feet)



For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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