

The accommodation comprises:-

Entrance Porch:-

Flagstone floor, single glazed windows and door leading to:

Entrance Hall:-

Stairs rising to first floor, two cast iron radiators, door with stairs descending to the lower ground floor and door providing access to the rear garden.

Ground Floor:-

Living Room:- 16' 7" x 15' 3" (5.05m x 4.64m) max measurements

Sash windows with built-in original shutters to front elevation, two cast iron radiators, wood burning stove, wood panelling to walls, wood flooring, double doors leading through to the dining room.

Dining Room:- 16' 9" x 14' 2" (5.10m x 4.31m) max measurements

Accessed separately from the hallway and also from the living room. Two sash windows with built-in original shutters to rear elevation, two cast iron radiators, wood panelling, solid wood flooring, fireplace, storage cupboard, built-in wooden bureau.

Study:- 13' 9" x 11' 6" (4.19m x 3.50m)

A versatile additional reception room with two sash windows to front and side elevations, corner fireplace, picture rail and cast iron radiator.

Kitchen / Breakfast Room:- 19' 6" x 11' 3" (5.94m x 3.43m)

Remodelled and refitted by the current vendor, featuring a part-vaulted ceiling incorporating skylight windows, additional sash windows to side elevation and door providing access to the garden. The kitchen comprises a range of bespoke, solid wood wall and base units with Quartz worktop surfaces and splashbacks, together with an additional glass splashback to one elevation, recess for gas range cooker and American-style fridge/ freezer, glazed display unit, cast iron radiator, double butler sink, breakfast bar and underfloor heating.

Ground Floor Cloakroom:-

WC, wash hand basin, window, wood flooring and column radiator.

Orangery:- 11' 6" x 11' 3" (3.50m x 3.43m)

Quarry tiled floor, single glazed windows, door providing access to garden, column radiator.

Lower Ground Floor

Inner Hallway:-

Door to front providing access to underground wine cellar and coal store, flagstone floor, electric fuse board and understairs storage cupboard.

Reception / Games Room:- 16' 0" x 15' 5" (4.87m x 4.70m)

A substantial and versatile room with two sash windows to front elevation, cupboard housing gas and heating boiler and a range of built-in units.

Lower Ground Kitchen / Utility Room:-

Original flagstone floor, butler sink, fireplace with original stove, solid wood worktop surfaces, two sash windows, washing machine and tumble dryer to remain.

Lower Ground Floor Cellar & Store Room:-

Store – 12'4" x 9'2" (3.75m x 2.79m) Useful storage accommodation. Cellar – 12'2" x 9'5" (3.72m x 2.88m) Useful cellar/storage area.

First Floor

First floor Landing:-

Sash window with built-in original shutters to half landing with views towards Haslar Lake, radiator, access to:

Bathroom:-

Refitted bathroom comprising standalone bath with tiled surrounds, circular wash hand basin, W.C, walk-in wet room-style shower, cast iron radiator, three sash windows, underfloor heating.

Bedroom One:- 21' 8" x 16' 8" (6.60m x 5.08m) max measurements

An impressive principal bedroom with three sash windows with built-in original shutters to front elevation with built-in shutters, fireplace, wood flooring, three cast iron radiators and wood panelling.

Bedroom Three:- 16' 11" x 14' 5" (5.15m x 4.39m) max measurements

Two sash windows with built-in original shutters to rear elevation with views towards Haslar Creek, two radiators, two storage cupboards and wood panelling.

Second Floor

Shower Room:-

Refitted with wet room-style shower and glass screen, high flush W.C, wash hand basin, three sash windows, tiled floor, fully tiled walls, heated towel rail.

Bedroom Two:- 22' 5" x 16' 1" (6.83m x 4.90m) max measurements

An exceptionally spacious bedroom with three sash windows with built-in original shutters to front elevation, fireplace, three column radiators, two storage cupboards, wood flooring.

Bedroom Four:-

Two sash windows with built-in original shutters to rear elevation, views towards Haslar Lake, two cast iron radiators, fireplace, two storage cupboards.

Third Floor

Third Floor Landing:-

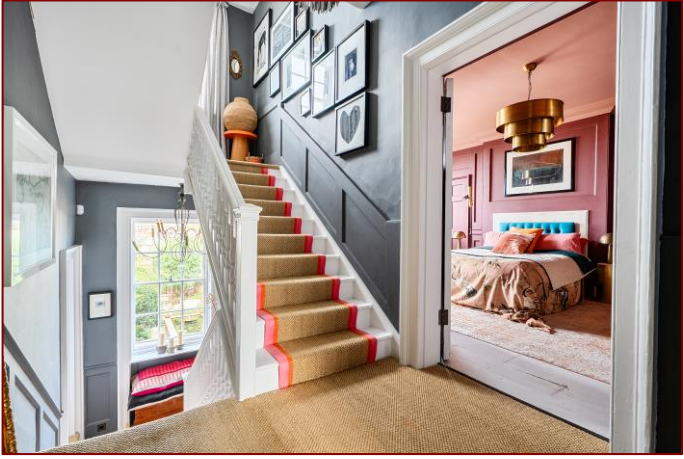
Sash window to side elevation, radiator, storage cupboard.

Bedroom Five:- 17' 2" x 10' 2" (5.23m x 3.10m)

Sash window to rear elevation with views, cast iron radiator, fireplace.

Bedroom Six:- 8' 6" x 8' 5" (2.59m x 2.56m)

Sash window, radiator.



Bathroom:-
Roll-top bath, W.C, circular wash hand basin and vanity unit, tiled floor, half panelling, a canvas of an old local painting, column radiator.

Music / Store Room:- 9' 2" x 8' 6" (2.79m x 2.59m)
Radiator and additional eaves storage space.

Outside

Front Garden & Driveway:-
The property is approached via a sweeping driveway providing parking for numerous vehicles. The remainder of the frontage has been extensively planted with established borders and trees, creating an attractive approach to this impressive historic residence. There are large double gates providing access through to the side garden.

Side Garden:-
The side garden is predominantly laid to shingle screed and incorporates a patio, pergola and established grapevine. The garden is enclosed by walls and features a productive fig tree, together with additional climbers and established planting.

Bar / Studio:- 12' 2" x 9' 5" (3.71m x 2.87m)
A particularly impressive additional entertaining space, the fully insulated bar/outdoor kitchen benefits from free standing bar, sink and shelving, tiled flooring and underfloor heating, two skylight windows, glazed doors providing access to the garden and two further windows.

Garden Store Rooms:-
Store 1 – 15' 0" x 13' 0" (4.57m x 3.96m)
Store 2 – 10' 7" x 4' 0" (3.22m x 1.22m)
Store 3 – 7' 1" x 4' 2" (2.16m x 1.27m)

Rear Garden:-
The rear garden is enclosed by high walls and extensively planted with an established range of trees, including olive and fruit trees. Further features include a greenhouse and a large pond/water feature.

Agents Note:- Service Charge: Approx £2000 biannually

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£1,100,000
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