



77 London Road

This substantial family home is a perfect example of how an older style property can be updated with contemporary features whilst still retaining its character. Through their scheme of refurbishment, the owners really have succeeded in adding considerable versatility that works for a large or multi-generation family - and yet traditional design cues can still be seen throughout.

The property itself is set back and somewhat obscured by established hedging and double gates, but past the extensive front lawn, the property looks undeniably imposing glimpsed from the road. The internal space certainly doesn't disappoint, with generous room sizes throughout, all presented to a consistent high standard with light tones emphasising the natural light and which contrast perfectly with some beautiful woodwork.

The ground floor includes three reception rooms, including a family/playroom which could serve equally well as a sixth bedroom thanks to the neighbouring shower room. The first floor comprises five good size bedrooms plus a superb four piece bathroom. The master bedroom is a particular highlight with a lovely en-suite and a dressing room.

The plot extends to roughly two-thirds of an acre and offers an abundance of parking in addition to the double garage, whilst the gardens are every bit as extensive and attractive as the photos suggest. There is also a particularly generous patio for dining and a lovely Pergola seating area, perfect for sheltered evening drinks or simply relaxing out of the midday sun.

- Beautifully Presented & Updated Family Home
- Five Bedrooms, Three Reception Rooms
- Lounge, Sitting Room & Family Room
- Three Bathrooms Including En-suite To The Master Bedroom Plus Dressing Room
- Extensive Landscaped Gardens, Abundant Parking & Integral Double Garage
- Gas-Fired Central Heating. Tenure: Freehold. Council Tax 'E'. EPC 'C' 69.







Entrance - Via canopy porch with a part glazed and leaded effect door into the **Entrance Hall** - Having balustrade staircase to the first floor with under stairs storage cupboard, concealed radiator, recently updated Oak effect flooring and doors arranged off to:

Cloakroom/ WC – Tiled walls and floor, close-coupled WC, hand basin with cupboard and a vertical radiator.

Lounge 5.77m x 3.66m - The lounge enjoys a double aspect with uPVC bay window with leaded highlights overlooking the front lawn and there are sliding patio doors leading out to the rear garden. Feature fireplace with inset gas fire, currently capped and with wooden fire surround.

Sitting Room 4.86m x 3.75m - Like many of the rooms the sitting room enjoys an abundance of natural light benefiting from light decor and a double aspect. This room also features an ornamental fireplace and beautifully carved inset cabinet.

Kitchen 5.31m reducing to 4.55m x 5.08m (+ 5.31m x 2.36m) - The kitchen has been beautifully updated by the current owners and features a comprehensive range of contemporary gloss-fronted units to both base and eye level including deep pan drawers with work surfaces over. Inset 'Abode' double bowl sink with single lever mixer tap and three pendent lights. Integral appliances include, double oven and microwave, five ring Neff induction hob and Neff extractor canopy. There are recesses for an inset microwave and American style fridge freezer. French doors lead out to the rear garden and a further door leads through to:

Rear Lobby 3.34m reducing to 2.49m x 2.35m - With doors leading off to a spacious utility room, a modern shower room and a family room this area of the property could certainly lend itself to annex use as needed.

Utility 5.01m x 1.45m - With uPVC window to the front, a continuation of the tiled flooring and comprising a range of modern fitted units, with worksurface having an inset double bowl sink and dual lever mixer tap. Spaces for washing machine and tumble dryer, integral water softener and concealed Viessmann gas central heating boiler. A door from the utility leads through to the garage.

Family Room 4.52m x 3.23m - Currently used as a playroom, this room could serve equally well as a ground floor bedroom or office as needed. Benefiting from a double aspect with uPVC window to the side aspect and French doors leading out to the rear, oak affect flooring, radiator and two wall lights.

Shower Room - Comprising a modern suite of fully tiled shower cubicle with rain head, vanity basin with drawer and mirrored cabinet and light, low profile WC., tiled wall and floor and heated towel rail.

First floor accommodation landing - Having uPVC and leaded effect window, radiator, loft access and doors arranged off to:

Master Bedroom 5.03m x 5.46m reducing to 3.50m - The master bedroom is a generous double bedroom and enjoys a double aspect. This bedroom also includes the double door airing cupboard and has two further doors to:

Dressing Room 2.86m x 2.81m - With hanging space, light and shelving.

En-suite Shower Room 3.08m x 2.03m - Comprising a modern white suite of walk-in shower with rain head, vanity basin with mixer tap and low profile WC, tiled floor and heated towel rail.

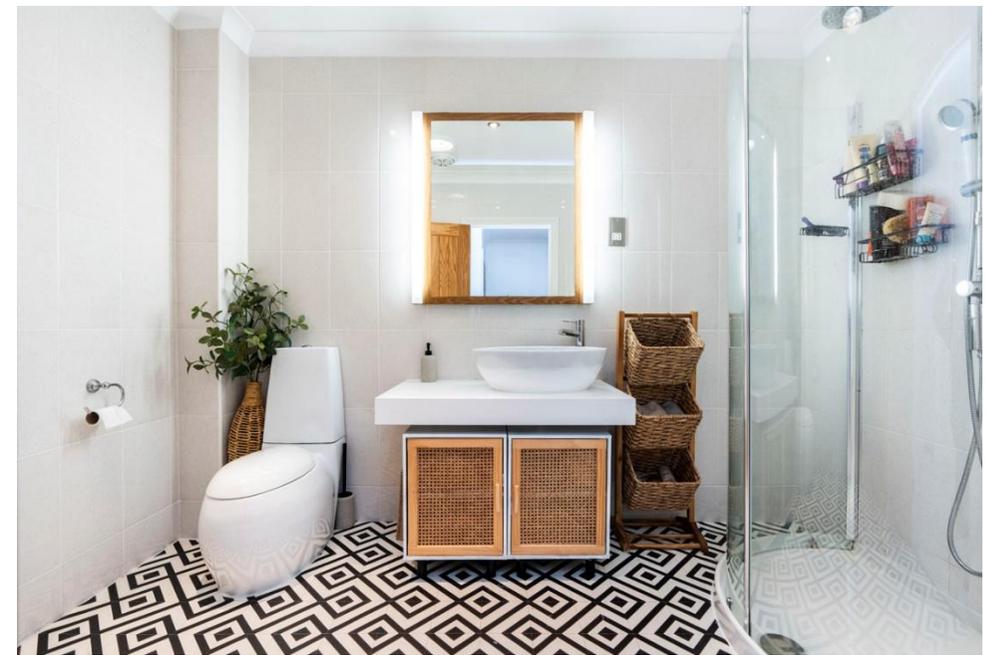
Bedroom Two 3.71m x 3.65m - In addition to the master bedroom, there are three further generous double bedrooms. This room enjoys a double aspect overlooking the side and rear garden., picture rail and radiator.

Bedroom Three. 3.12m x 3.11m to wardrobe - Enjoying a double aspect overlooking the side and front garden. Picture rail, radiator and built-in wardrobes with sliding doors to one wall.

Bedroom Four 3.71m x 2.41m + (1.88m x 1.81m) - uPVC window overlooking the rear, radiator and two eaves storage cupboards.







Bedroom Five 3.65m x 2.04m - Currently used as an office, bedroom five has uPVC window overlooking the front and radiator.

Bathroom 2.90m x 2.26m - In keeping with the standard of the accommodation throughout, the bathroom has also been beautifully updated and comprises a four piece suite of freestanding style, back-to-wall bath with freestanding tap and shower attachment, vanity suite with hand basin and concealed WC and a corner shower. Tiling to the walls and floor and vertical radiator.

Outside

This imposing property is set well back from the road behind double gates and hedging and benefits from a substantial plot in the region of two-thirds of an acre. The front comprises shaped and edged lawn and an extensive block-paved driveway providing abundant parking, which extends to the double garage and alongside the property.

Double Garage 5.02m x 4.72m – Currently used as a gym, the garage has uPVC obscured window to the side aspect, power, lighting, sectional roller door and door to the utility room.

The rear of the property is certainly one of the many highlights, combining an extensive lawned garden (with Apple and Plum trees) with a large patio area, ideally suited to outdoor dining or garden parties. The owners have also invested in a lovely Pergola seating area, perfect for sheltered evening drinks or simply relaxing out of the midday sun. As expected, the grounds also feature comprehensive lighting and various outbuildings including garden sheds, summerhouse and greenhouse.





Ground Floor



First Floor





NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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