



Winifred Close, Arkley, EN5 3LR
£2,995,000 Freehold Council Tax Band H

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Real Estates are delighted to offer for sale this impressive Georgian-style detached family home set behind gates in an exclusive private close containing just five executive residences. Designed to a high specification throughout, it offers bright, spacious accommodation and a layout well suited to modern family living.

The ground floor centres around a welcoming entrance hall that leads to a large double-aspect living room with a feature fireplace, a separate reception room that could be used as a formal dining room, and a superb open-plan kitchen and breakfast room fitted with Miele appliances and a central island. A particularly attractive feature is the vaulted TV and garden room, which provides an airy and light-filled living space overlooking the garden. The ground floor also includes a study, a guest cloakroom, a utility room with extensive storage, and access to the integral double garage.

On the first floor, the principal bedroom forms a luxurious suite complete with its own dressing room and an elegant en-suite bathroom featuring both a bath and separate shower enclosure. Two further double bedrooms are located on this floor, one benefiting from its own en-suite shower room, alongside a contemporary family bathroom. The second floor provides two additional double bedrooms and a separate shower room, making the property ideal for larger families or visiting guests.

Outside, the house sits on a generous plot with a beautifully maintained and highly private rear garden measuring approximately 146 feet by 98 feet. The garden includes a sun terrace, a garden shed and side access. To the front, an attractive landscaped driveway provides parking for numerous vehicles and leads to the double garage, which also benefits from an additional storage room.

The property is located in the prestigious area of Arkley, an area renowned for its combination of open countryside, mature woodland , schooling and excellent connectivity. Sole Agent.





Winifred Close, EN5

Approximate Area = 3435 sq ft / 319.1 sq m

Garage = 361 sq ft / 33.5 sq m

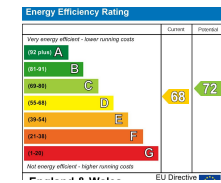
Outbuilding = 112 sq ft / 10.4 sq m

Total = 3908 sq ft / 363 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Real Estates. REF: 1483397



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