

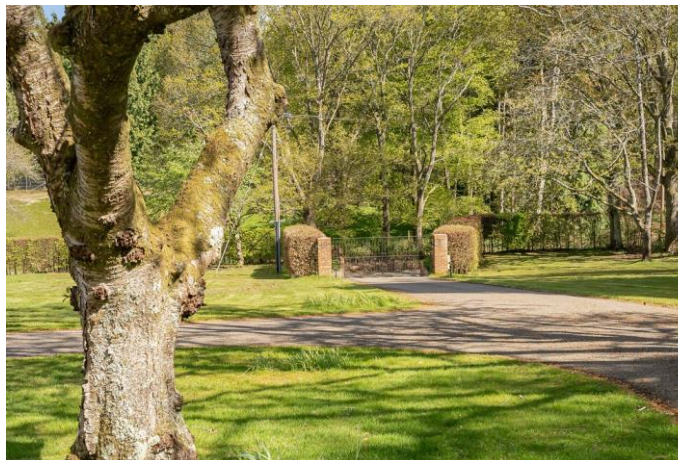




Occupying a truly enviable position along one of the area's most sought-after rural lanes, this impressive detached residence dates from the 1950s and has been thoughtfully extended and enhanced over the years to create a home of outstanding proportions and versatility. Extending to approximately 5,336 sq ft of internal accommodation, the property effortlessly combines the charm and character of its origins with the comfort and specification that discerning buyers will undoubtedly appreciate.

Set well back from the lane and approached via a gated private driveway, the property commands a serene and secluded setting, enveloped by magnificent mature grounds extending to approximately 5.5 acres. Sweeping open lawns, established woodland and glorious open countryside views frame this remarkable home, creating a sense of space and tranquillity that is increasingly rare in today's market.

The house is arranged across two floors and offers five bedrooms, four bathrooms and four generous reception rooms, providing exceptional flexibility for both family life and entertaining on a grand scale.



On the ground floor, the principal reception rooms are particularly well-proportioned, with the main sitting room featuring a marble fireplace and an abundance of natural light. A substantial kitchen/breakfast room sits at the heart of the home, complemented by a separate utility room and a formal dining room. A dedicated home office and a second sitting room/reception room further demonstrate the versatility of this impressive home. Two bedrooms are also found on the ground floor, offering excellent flexibility for guests, multigenerational living or ancillary use.

The first floor accommodates three further well-appointed bedrooms, including a generous principal bedroom suite, all served by well-appointed bathroom facilities.

A truly outstanding feature of the property is the magnificent indoor swimming pool complex - a rare and enviable addition that sets this home apart from its peers. The heated pool, measuring approximately 43'8 x 26'9, is housed within a stunning brick and vaulted timber-framed pavilion, bathed in natural light through generous glazing and roof lanterns. The complex further benefits from dedicated changing rooms, a pool/shower room and adjacent store, creating a genuine resort-style leisure facility within the privacy of your own grounds.



Approximate Gross Internal Area 5336 sq ft - 496 sq m
 (Excluding Garage & Outbuilding)
 Ground Floor Area 4006 sq ft - 372 sq m
 First Floor Area 1330 sq ft - 124 sq m
 Garage Area 653 sq ft - 61 sq m
 Outbuilding Area 77 sq ft - 7 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

