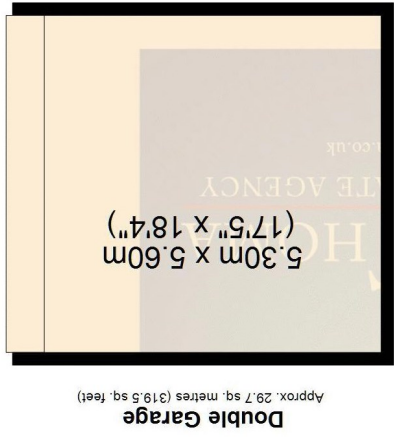


Manor Road
Lambourne End
£1,999,995



On entering this home, the hallway is spacious with a wood flooring in a herringbone design which flows through into all the ground floor reception rooms. There is a modern guest cloakroom located in the entrance hallway.

The lounge has windows to the front aspect of the property and measures 23' 7" x 14' 1" with doors to the open plan kitchen / dining room. The television / family room measures 18' 9" x 12' 2" with bespoke fitted storage and windows to the front aspect of the property.

The open plan bespoke fitted kitchen / breakfast / dining room is of an excellent proportion measuring 36' 5" x 15' 1" with two sets of bi-folding doors to the beautifully landscaped rear garden aspect. There is also a beautifully designed bespoke fitted storage media unit in the dining area.

The bespoke fitted kitchen is handmade with a large island and breakfast bar. Integrated appliances include a large Miele 5 burner gas hob, built in Neff ovens with a steam oven, microwave / combi oven, overhead lit extractor fan, coffee machine, Neff dishwasher, Bosch built in fridge with a separate freezer, a Quooker filtered water & boiling water tap and 2 x Caple dual zone built in wine fridges. The fitted utility room is just off the kitchen area, with a door to the garden.

The first floor landing is spacious with large windows to the front aspect allowing natural light to flow into the property. There are four bedrooms on this floor, two with en-suites and there is also a family bathroom. Bedroom two measures 14' 1" x 11' 10" with a window to the rear garden aspect and an en-suite shower room.

Bedroom three measures 13' 9" x 11' 10" with a window to the rear garden aspect and an en-suite shower room. Bedroom four measures 14' 1" x 8' 10" with bespoke fitted wardrobes and a window to the front aspect of the property.

Bedroom five / study measures 12' 2" x 8' 10" with a window to the front aspect of the property and bespoke fitted storage units. The family bathroom is beautifully finished with a four piece suite and a window to the rear garden aspect.

On the second floor the master bedroom measures 22' 5" x 17' 5" with a window to the rear garden aspect with stunning farmland panoramic views. There are bespoke fitted storage wardrobes and cupboards and an en-suite bathroom which has a twin hand basin, a double shower and a bath.

Externally, the rear garden is of an excellent proportion as the overall plot is 0.33 acres with a large well maintained lawn, mature plants, shrubs to the borders and amazing views of the farmland to the rear of the garden.

The front of the property has a spacious gated carriage driveway with remote controlled gates, with parking for numerous cars and access to a double garage which measures 18' 4" x 17' 5" with an electric garage door.

Special Features Include:

- Bespoke fitted kitchen and media unit in the kitchen / dining room / family room
- Zoned underfloor heating to the entire ground floor
- Wifi / Bluetooth ceiling speaker system in the open plan kitchen / dining room as well as the other two reception rooms
- Electric underfloor heating in the family bathroom and the second floor en-suite bathroom
- All sockets, switches and internal handles are "buster & punch"
- Lights can be controlled via smart app & Alexa
- Aluminium large bi-folding doors to the rear garden (2 sets approx. 5 meters in width each)
- UPVC sliding and tilting sash windows around the complete home
- All the en-suites and the family bathroom are finished to a very high specification



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