



Warden Hill, Everton, SG19 2JT  
£635,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS

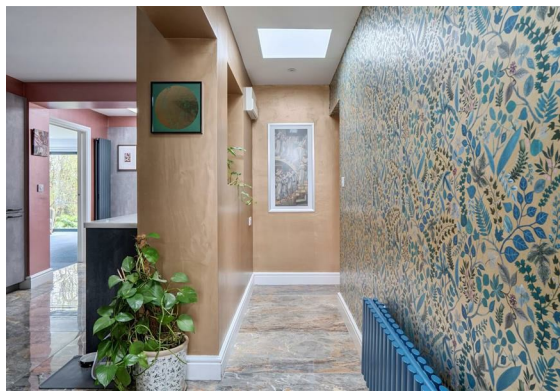


**\*\*\*A VASTLY EXTENDED AND TRULY UNIQUE DETACHED FAMILY HOME OCCUPYING AN ENVIABLE POSITION AND OFFERING STUNNING VIEWS OF THE VALLEY BEYOND\*\*\***

Situated within a small and exclusive cul-de-sac of detached homes, this deceptively spacious and individual detached family home has been thoroughly and thoughtfully extended and now offers over 1900sqft of accommodation and double garage and has been meticulously modernised and updated by the current owners. With no expense spared and including an absolutely **STUNNING 26'** open plan kitchen/ breakfast room fitted with a bespoke, high specification and extensive range of units with 'Corian' work surfaces and a range of integrated appliances, three separate reception rooms, including a sitting room with a gorgeous full height window overlooking the rear garden and valley beyond, along with a separate dining room and family room with an open fireplace. In addition, on the ground floor there is an en suite bedroom, again overlooking the gorgeous garden and rolling countryside beyond. On the first floor, there are further three well proportioned bedrooms and a family bathroom.

With a large and established cottage style rear garden enjoying a Westerly aspect and with the most glorious views over the rolling fields of the valley beyond, a 15'9 x 15'0 double garage (with electric roller door) and a block paved driveway to the front providing additional parking for 3-4 cars, this fabulous home really does deliver on every aspect!!

Viewing is absolutely essential to appreciate the 'WOW' factor waiting for you behind the front door!!







## Entrance Via

### Entrance Hall

21'10 x 3'0 (6.65m x 0.91m)

### Ground Floor Bedroom

14'2 x 12'9 max (4.32m x 3.89m max)

### En Suite Shower Room

8'1 x 3'11 (2.46m x 1.19m)

### Kitchen/ Breakfast Room

26'10 x 12'0 max (8.18m x 3.66m max)

### Sitting Room

14'7 x 11'10 (4.45m x 3.61m)

### Dining Room

10'8 x 10'0 (3.25m x 3.05m)

### Family Room

13'8 x 13'6 (4.17m x 4.11m)

### Inner Hallway

10'4 x 5'11 (3.15m x 1.80m)

### Cloakroom

5'11 x 2'7 (1.80m x 0.79m)

### First Floor Landing

### Bedroom Two

13'6 max x 12'3 (4.11m max x 3.73m)

### Bedroom Three

10'9 x 10'3 (3.28m x 3.12m)

### Bedroom Four

8'9 x 6'8 (2.67m x 2.03m)

### Bathroom

7'9 x 5'5 (2.36m x 1.65m)

### Double Garage

15'9 x 15'0 (4.80m x 4.57m)

### Rear Garden

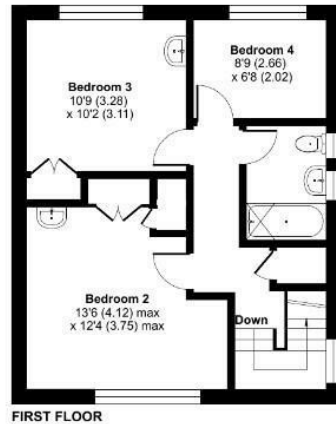
### Front Of Property





## Warden Hill, Everton, Sandy, SG19

Approximate Area = 1680 sq ft / 156 sq m  
Garage = 236 sq ft / 21.9 sq m  
Total = 1916 sq ft / 177.9 sq m  
For identification only - Not to scale

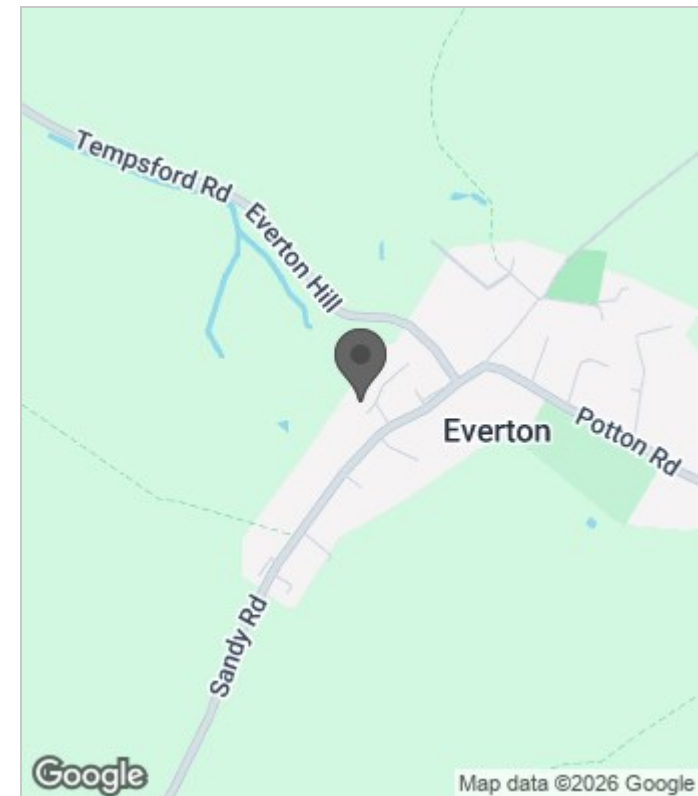


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Latcham Dowling Ltd. REF: 1429370.



### Energy Efficiency Rating

|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 74      | 81                      |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

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