



# Goring Road

Steining, BN44 3GF

**Asking price £1,650,000**

An outstanding property situated in one of Steining's premium locations boasting modern living while still retaining much original character.

This substantial 5 bedroom house was extensively remodelled and extended by the current owners to create a fantastic house while also having beautiful South facing landscaped gardens and a large terrace with swimming pool and pergola.

With a spacious and versatile layout, this property offers a large main living space divided into kitchen, dining and living areas dominated by two sets of bi-fold doors the largest being 22ft in width across the whole back of the property leading to the terrace. Two further reception rooms, providing plenty of space for entertaining guests, gym, snug or office etc. With three bathrooms, there is ample accommodation for the whole family, ensuring a comfortable and luxurious living experience.

As you approach the property, you are greeted by electric gates leading to a driveway providing secure off-road parking for multiple vehicles and a detached garage.

A spacious hallway oozes style while the modern kitchen was refurbished last year with new doors and undated appliances to compliment the Silestone worktops and breakfast bar. A utility room also houses the Worcester boiler replaced in 2021.

On the first floor is an impressive main suite with large luxury ensuite and a walk in dressing room. Two further double bedrooms share an oversized bathroom while on the second floor two double bedrooms share a shower room.

The mature landscaped garden offers a peaceful retreat, with plenty of space for outdoor activities and entertaining guests. There is an irrigation system and it is tended weekly by a gardener. The split level terrace and pool was installed in 2018 is illuminated at night by colourful led lights while a metal pergola has remote tilt and turn roof, four retractable sides, heating and lighting.

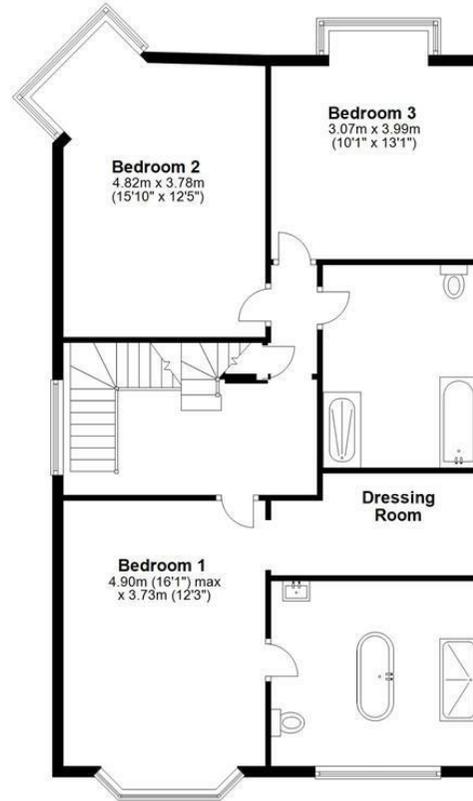


- Detached
- 3 Bathrooms
- Gym
- Beautiful Large Rear Garden
- High Spec Finish
- 5 Bedrooms
- Utility Room
- Swimming Pool
- Off Road Parking Behind
- Electric Gates
- Great Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			72
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**First Floor**  
Approx. 99.0 sq. metres (1065.4 sq. feet)

**Ground Floor**  
Approx. 128.6 sq. metres (1383.7 sq. feet)



**Second Floor**  
Approx. 37.8 sq. metres (406.9 sq. feet)



Total area: approx. 265.3 sq. metres (2856.0 sq. feet)

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All measurements are approximate



