



**Kennedy
& Foster**
EXECUTIVE HOMES

21 Stanford Road
Southill, SG18 9HX

Guide Price
£850,000

GORGEOUS 5 BEDROOM SUBSTANTIAL PLOT

- DETACHED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- TWO ENSUITES
- STUDY AND UTILITY ROOM
- 32FT GAMES ROOM ABOVE GARAGE
- TRIPLE GARAGE/WORKSHOP AND PARKING
- EXTENSIVE GARDENS
- SOUGHT AFTER VILLAGE LOCATION

Rarely available detached family home in the sought after village of Southill. Occupying an extensive plot with a 32ft games room over a detached triple garage/workshop with a brick built pond under a timber framed canopy. The property itself boasts a 23ft kitchen/ dining room, study, utility and 5 double bedrooms, two of which are ensuite. There is extensive parking behind double gates with a block paved driveway to the front and with over fields to front and rear. Contact us to arrange your viewing.





Property Description

FRONT DOOR INTO:

ENTRANCE PORCH

Cloak cupboard with hanging rail and consumer unit, oak floor, radiator. Door to:

ENTRANCE HALL

Radiator, stairs to first floor with metal railing, recess under, oak flooring, new carpet to stairs being fitted.

STUDY

12' 03" x 9' 06" (3.73m x 2.9m) Radiator, coving to ceiling, uPVC double glazed window to front, oak flooring. Built in furniture and desk.

BOOT ROOM

9' 6" x 5' 0" (2.9m x 1.52m) Coving to ceiling, radiator, tiled floor, uPVC double glazed window to side.

CLOAKROOM

Low level WC, wash hand basin, radiator, coving to ceiling, oak floor.

LAUNDRY ROOM

9' 6" x 8' 8" max (2.9m x 2.64m) Wooden work top with space for tumble dryer, washing machine etc under. Sink unit mixer tap, floor mounted oil fired boiler, coving to ceiling, radiator, uPVC double glazed window to side.

KITCHEN/DINING ROOM

23' 08" x 11' 11" narrowing to 9' 7" (7.21m x 3.63m) Wall, base and drawer units with granite work surfaces over, wine cooler, 2 range master ovens and 5 ring hob, extractor over, space for American style fridge/freezer, integrated dish washer, sunken sink unit with spray tap. Coving to ceiling, uPVC double glazed window to front and side, uPVC double glazed French doors to conservatory, under cupboard lighting.

CONSERVATORY

14' 11" x 9' 11" (4.55m x 3.02m) Tiled floor, uPVC double glazed French doors to rear garden.

LOUNGE

16' 3" x 12' 2" (4.95m x 3.71m) Oak flooring, coving to ceiling, multi fuel burner with tiled hearth, beam fitted, uPVC double glazed French doors to conservatory.

FIRST FLOOR LANDING

uPVC double glazed window to front with views over countryside, stairs to second floor landing, coving to ceiling, storage cupboard with rainwater tank, solar panel electrics etc. Doors to:

BEDROOM

14' 3" x 12' 10" (4.34m x 3.91m) Two double built in wardrobes one with TV point, coving to ceiling, radiator, uPVC double glazed window over looking rear garden and fields. Door to:





ENSUITE

Fully tiled walk in double shower, rainwater shower over and shower hand attachment, wash hand basin, low level WC, heated towel rail, extractor fan, frosted uPVC double glazed window to side.

BEDROOM

11' 8" x 9' 6" (3.56m x 2.9m) Radiator, uPVC double glazed window to front, coving to ceiling.

BEDROOM

11' 08" x 9' 06" (3.56m x 2.9m) Radiator, uPVC double glazed window to front, coving to ceiling.

BEDROOM

10' 9" x 9' 05" (3.28m x 2.87m) Coving to ceiling, radiator, uPVC double glazed window to rear, built in two double wardrobes.

4 PIECE BATHROOM

9' 5" x 7' 1" (2.87m x 2.16m) Shower with rainwater shower over and hand held shower attachment, vanity basin with cupboards and drawers under. Bath with mixer tap and hand shower, electric underfloor heating, heated towel rail, low level WC, tiled floor, frosted uPVC double glazed window to side.



SECOND FLOOR LANDING

Door to:

BEDROOM

15' 03" x 12' 06" (4.65m x 3.81m) Velux window to front and rear, radiator.

DRESSING ROOM

Hanging rail, Velux window, sloped ceiling. Door to:

BATHROOM

Panelled bath with hand held shower attachment, vanity basin cupboard and drawer under, low level WC, heated towel rail, extractor, Velux window.

OUTSIDE

FRONT

Resin driveway with parking for numerous cars and a continuation of the resin driveway, electric double gates into garden, gated side access, outside tap.

REAR GARDEN

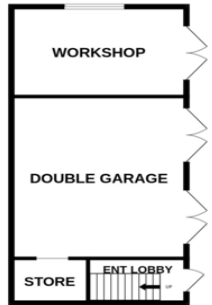
Approx 190ft to back of property. Paved patio area, laid to lawn, shrubs, pergola, oak tree, outside lighting, fields to rear, shed, raised pond 7ft deep with viewing windows, lighting and pergola over pond.

Triple garage - double opening doors, power and water with games room/etc 32' 7" x 16' 10" - Velux windows and Juliette balcony.

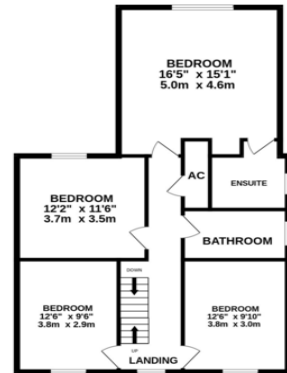
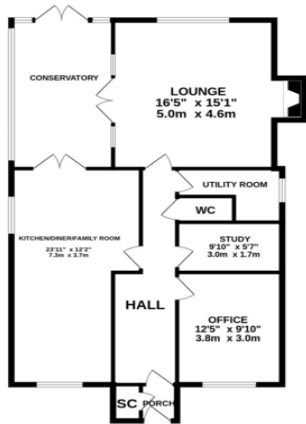




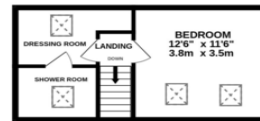
GROUND FLOOR
1581 sq.ft. (146.9 sq.m.) approx.



1ST FLOOR
1319 sq.ft. (122.5 sq.m.) approx.



2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 3193 sq.ft. (296.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

VIEWINGS

Strictly by prior appointment with the agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	67 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. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.

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