



Hastingwood Road, Hastingwood

Price Guide £1,100,000

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**MILLERS**  
ESTATE AGENTS

**\* FABULOUS DETACHED FAMILY HOME \* STUNNING VIEWS \* Nestled in the serene area of Hastingwood, this stunning detached house is a true gem waiting to be discovered. Boasting 3 reception rooms and 5 spacious bedrooms, this property offers ample space for comfortable living. With 4 bathrooms, including en-suites in two master bedrooms, convenience is key in this charming abode.**

Spread across 3,228 sq ft, this imposing home exudes elegance and grandeur. The 30' reception hall sets the tone for the rest of the house, leading to a magnificent lounge with picture windows offering panoramic views of the lush wrap-around gardens. The feature fireplace adds a touch of warmth and character to the room, creating a perfect setting for cosy evenings.

The dining room, with a lift to the master bedroom, provides a seamless flow throughout the house. The well-equipped kitchen/breakfast room and utility room cater to all your culinary needs, while the office with fitted cupboards offers a quiet space to work from home. A ground floor bedroom with a shower room adds to the convenience of this property.

Upstairs, a galleried landing leads to two luxurious master bedrooms with en-suites, two additional bedrooms, and a family bathroom, ensuring that every member of the household has their own private sanctuary.

The landscaped wrap-around gardens are a sight to behold, featuring lush lawn areas, a charming rockery, and an array of shrubs and bush borders. Two patio areas provide the perfect spot for al fresco dining or simply soaking in the tranquillity of the surroundings. A brick-built shed and greenhouse offer opportunities for gardening enthusiasts to indulge their green thumbs.

With parking for up to 5 vehicles, including two paved areas for off-road parking, convenience is never an issue. The breathtaking views over the open countryside add to the allure of this property, making it a truly special place to call home. Don't miss the chance to make this picturesque retreat





## GROUND FLOOR

### Reception Hall

29'9" x 11'11" (9.07m x 3.63m)

### Study

10'7" x 9'9" (3.23m x 2.97m)

### Living Room

29'2" x 15'11" (8.89m x 4.85m)

### Shower Room

11'2" x 9'9" (3.40m x 2.97m)

### Bedroom Five

11'10" x 9'11" (3.61m x 3.02m)

### Inner Hallway

### Dining Room

18'1" x 15'7" (5.52m x 4.75m)

### Kitchen Breakfast Room

17'8" x 17'0" (5.38m x 5.18m)

### Utility Room

6'0" x 10'6" (1.83m x 3.19m)

## FIRST FLOOR

### Galleried Landing

### Bedroom One

18'0" x 12'6" (5.49m x 3.82m)

### En-suite Shower Room

9'9" x 6'9" (2.97m x 2.06m)

### Inner Landing

### Bedroom Two

16'2" x 15'1" (4.93m x 4.60m)

### En-Suite Bathroom

12'9" x 7'5" (3.89m x 2.26m)

### Bedroom Three

17'11" x 9'6" (5.47m x 2.90m)

### Bedroom Four

12'8" x 11'5" (3.86m x 3.48m)

### Bathroom

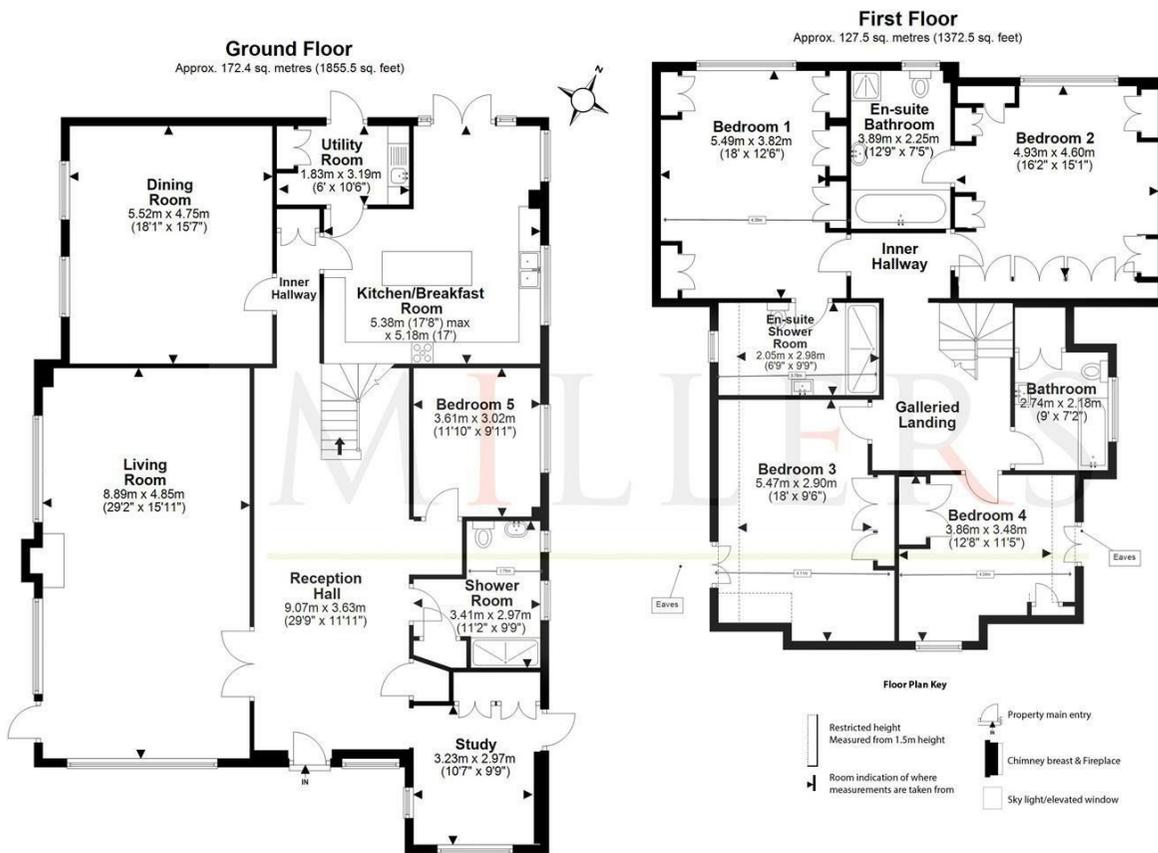
9' x 7'2" (2.74m x 2.18m)

## EXTERNAL AREA

### Garden

### Driveway





Total area: approx. 299.9 sq. metres (3228.0 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage. Plan produced using PlanUp.



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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