



Brockley Green, Hundon

Offers Over £825,000

LEE WILKINSON

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## Brockley Green, Hundon

Lee Wilkinson Estate Agents are pleased to offer for sale this five bedroom family home, set in an enviable elevated position, with views over open countryside. The property is designed as a social space with three separate, comfy seating areas, perfect for giving everyone their own space. The central hub of this home is the kitchen, which links all three reception areas. On the first floor, there are five, well presented, double bedrooms, two of which have ensuite shower rooms. To the front of the property is a shingled driveway, providing ample parking for numerous vehicles, and in turn, leading to the large integral garage. The rear garden is again, a very social space, with open bar area, and covered patio seating, hot tub garden building and, newly constructed garden bar/games room, which boasts an impressive amount of space. Clearview is located on a quiet lane, yet still provides easy access to local Towns.

Ref; LW0712





## Porch

Useful additional space, with windows to three sides, and part glazed door through to;

## Entrance Hall

With stairs to first floor, half height wooden wall panelling, and doors through to;

## Cloakroom

W/C and pedestal hand basin, Part tiled walls, wall mounted electric mirror. Large walk in storage cupboard, housing pressurised hot water cylinder, with additional storage space. Obscured window to front aspect.





## Sitting Room

6.73m max x 3.63m max (22'0" x 11'10")

A superb family space, with large window to front aspect. Flame effect fire built into media wall. Half height wood panelled walls. Opening to;

## Dining/Family Room

3.28m max x 8.18m max (10'9" x 26'10")

Bi-fold doors leading onto the rear garden covered patio and outdoor bar area. This room provides plenty of space for both large family dining table, and cosy sofa seating area. Window to rear aspect. Opens to Kitchen, snug/playroom and Sitting Room making this a particularly appealing family home.

## Snug/Playroom

4.44m x 3.98m (14'6" x 13'0")

This room lends itself to numerous uses, depending on your needs. Double doors to rear garden with glazed side panels. Door through to;



## Kitchen/Breakfast Room

4.24m max x 4.78m max (13'10" x 15'8")

Fitted with a range of modern shaker style wall and base units with Quartz worktop and splashback over, and 1½ bowl sink inset with filter mixer tap over. Double oven, with additional built in microwave. Separate induction hob with extractor over. Plinth heater. Integral fridge/freezer, dishwasher and washing machine. Large under stairs storage cupboard. Breakfast bar seating area.

## Integral Garage

7.03m x 4m (23'0" x 13'1")

Larger than average garage, with roller shutter door, power and light and also fitted with a dog shower to one corner.

## 1st Floor - Landing

With two separate roof space accesses and doors through to;



## Bedroom 1

4.72m max x 3.96m max (15'5" x 12'11")

A very well proportioned room with double doors opening onto Juliette balcony with far reaching views over open countryside. A range of fitted wardrobes and door through to;

## Ensuite

Three piece suite comprising W/C, hand basin set into vanity unit with storage under, and walk in shower unit with multi head thermostatic shower. Illuminated wall mirror, heated towel rail and part tiled walls. Velux window to side aspect.

## Bedroom 2

3.1m x 3.95m (10'2" x 12'11")

Fitted wardrobes, window to rear aspect, with views over the rear garden and door through to;





## Ensuite

Three piece suite comprising walk in shower unit, with multi head thermostatic shower, W/C and hand basin set into vanity unit with storage under. Illuminated wall mirror, part tiled walls and tiled floor. Velux window to side aspect.

## Bedroom 3

2.99m x 3.67m (9'9" x 12'0")

Built in storage cupboard, window to front aspect, providing stunning, far reaching views.

## Bedroom 4

2.64m x 3.66m (8'7" x 12'0")

Two windows to rear aspect over looking the garden.



## Bedroom 5

2.61m x 3.31m (8'6" x 10'10")

Window to front aspect with field views.

## Bathroom

Three piece suite comprising W/C, hand basin set into vanity unit with storage under and jacuzzi bath with shower over and glass shower screen. Heated towel rail, window to rear aspect, part tiled walls and tiled floor.

## W/C

W/C and hand basin set into vanity unit with storage under. Tiled floor and part tiled walls. Obscured window to rear aspect.



## Outside

The front of this attractive family home is laid to driveway, providing parking for numerous vehicles, with side access via wooden gate to the rear of the property. The rear garden has a block paved, covered patio adjoining the rear of the house, which in turn leads to decked park of the patio area and external garden bar, with additional outdoor covered kitchen area. Next, there is a lawned area with block paved, and shingle path with wooden pergola over, leading to an additional patio seating area to the rear of the garden. where there is also a large feature fish pond. There are two wooden buildings one of which houses a hot tub, which also has a wooden veranda to the front, and the other is used for storage. To one side of the garden is the larger enclosed games room/bar.

## Outdoor Bar

4.48m x 1.61m (14'8" x 5'3")

Wooden bar top. Glazed doors to one end, fitted with optics. Wooden flooring.

## Outdoor kitchen

2.26m x 1.82m (7'4" x 5'11")

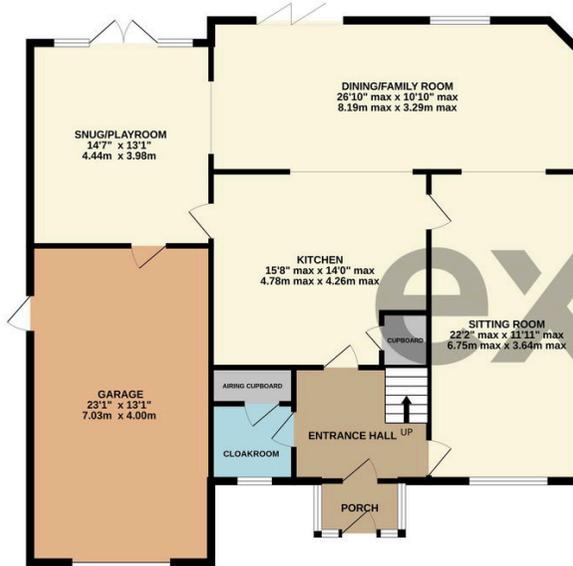
Covered, but open to two sides, providing space for a large gas grill, and fitted with a sink.

## Outbuilding/Garden Bar/Games Room

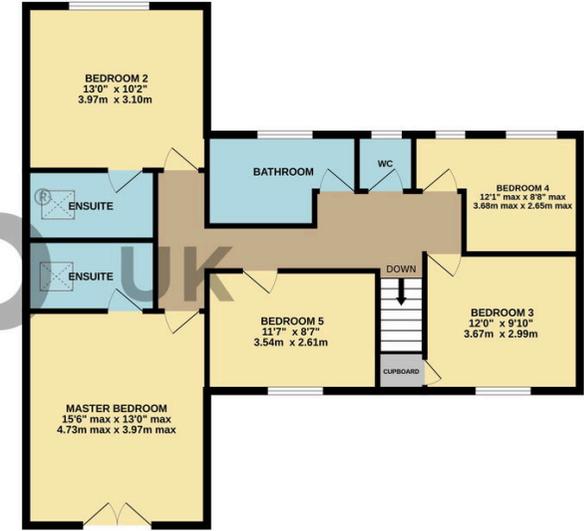
8.79m x 4.58m (28'10" x 15'0")

A superb room, with wooden covered veranda seating area to the front, and two lots of glazed double doors. Currently fitted with a built in bar. Plenty of space for a pool table, darts board and sofa seating area. This room could have alternative used such as gym or large home office, or could be converted to extra accommodation (stpp), should new owners wish.

GROUND FLOOR  
1393 sq.ft. (129.4 sq.m.) approx.



1ST FLOOR  
979 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 2372 sq.ft. (220.4 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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