



Hastingwood Road, Hastingwood.

Guide Price £795,000



MILLERS
ESTATE AGENTS

Nestled in the serene surroundings of Hastingwood, this attractive detached house offers a perfect blend of comfort and elegance. With five spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking a tranquil lifestyle while still being conveniently close to local amenities.

An entrance lobby leads into a large hallway, setting the tone for the generous living spaces that follow. The expansive reception room, measuring an impressive 35 feet, features a charming exposed brick fireplace with a log burner, creating a warm & inviting atmosphere. Bifold doors open seamlessly to the rear garden, allowing for an abundance of natural light & the possibility of dividing the space for added versatility. Adjacent to this the dining room flows into a fitted kitchen, perfect for family meals & entertaining. A second reception room, currently utilised as an office, provides additional flexibility, while a convenient shower room & cloakroom complete the ground floor.

Ascending to the upper floor, you will find a snug landing area that leads to two master suites, each with its own en-suite shower room, ensuring privacy & comfort. Three further double bedrooms & a bright family bathroom provide ample space for all.

The exterior of the property is equally impressive, with a lawned front garden adorned with feature trees & two driveways leading to two garages, offering parking for up to five vehicles. The rear garden is a true oasis, featuring an extensive raised decking area with a wooden pergola, perfect for alfresco dining & entertaining. The lush lawn, bordered by shrubs & hedges, includes a delightful feature pond with a waterfall, enhancing the tranquil setting. Situated in a small cul-de-sac & surrounded by open countryside, this property is offered chain free, making it an excellent opportunity for those looking to settle in a peaceful yet accessible location.





GROUND FLOOR

Entrance Hall

8'9" x 5'6" (2.67m x 1.68m)

Living Room

35'5" x 19'3" (10.79m x 5.86m)

Study / Family room

12'0" x 9'10" (3.65m x 3.00m)

Shower & Cloak Room

8' x 8' (2.44m x 2.44m)

Dining Room

12'6" x 10'0" (3.80m x 3.06m)

Kitchen

9'2" x 15'11" (2.79m x 4.84m)

FIRST FLOOR

Snug Landing

8'11" x 11'3" (2.72m x 3.43m)

Bedroom One

13'3" x 11'1" (4.04m x 3.37m)

En-suite Shower Room

10'10" x 11'3" (3.30m x 3.43m)

Bedroom Two

13'1" x 11'8" (3.99m x 3.56m)

En-suite Shower Room

9'9" x 6'1" (2.97m x 1.85m)

Bedroom Three

14'6" x 11'3" (4.41m x 3.44m)

Bedroom Four

11'3" x 13'8" (3.44m x 4.17m)

Bedroom Five

7'10" x 12'8" (2.39m x 3.87m)

Bathroom

8'2" x 6'7" (2.49m x 2.01m)

EXTERIOR

Garage One

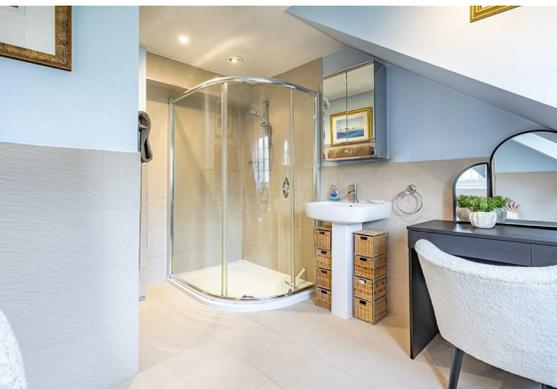
31'6" x 8' (9.60m x 2.44m)

Garage Two

26'10" x 12'4" (8.18m x 3.76m)

Garden

81' x 74' (24.69m x 22.56m)





Main area: Approx. 229.4 sq. metres (2469.4 sq. feet)
Plus garage 1, approx. 23.4 sq. metres (251.8 sq. feet)
Plus garage 2, approx. 30.7 sq. metres (330.4 sq. feet)

Total area including garage : approx.
283.5 sq metres (3051.6 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



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