



# OVERTON EDGE

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**Rickitt**  
Partnership

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## A unique and impressive family home

Unique detached house ♦ Sits in an elevated position  
♦ Main house – six bedrooms ♦ Five en-suites & bathroom ♦ Five reception rooms ♦ Kitchen/family room ♦ Self contained annexe ♦ Two bedrooms ♦ Two en-suites ♦ Two reception rooms ♦ Triple garage with room above ♦ Stunning far reaching views ♦ Sits within approx. five acres ♦ EPC D

### Description

An impressive and individual detached barn conversion with a contemporary style sitting in an elevated and commanding position with stunning far reaching views over the countryside and beyond. This unique and commanding home has the main house with its six double bedrooms, five en-suites, bathroom, five reception rooms and a large kitchen/family room: in total 5,727 Sq Ft. The attached annexe has two double bedrooms, two en-suites, a bathroom, two reception rooms and dining kitchen: in total 1,600 Sq Ft. To the outside the house is approached by either the front or rear driveway, there is an attached triple garage with room above, gardens, paved terraced areas and a field, in total the property sits within approximately five acres.

### Entrance Hall

Open staircase to first floor. Double glazed window to front.

### Cloakroom

Low level WC, double hand wash basin with mixer tap and vanity unit below. Cupboard housing under floor heating controls. Two double glazed frosted windows to rear.

### Coats Room

Built in wardrobe. Two double glazed windows to rear.





### **Cinema Room**

Two double glazed windows to front. Under floor heating.

### **Drawing Room**

Feature fireplace with stone surround, back and hearth with inset log burner. Two double glazed floor to ceiling windows to front. Four double glazed windows to side. Double glazed floor to near ceiling window and double glazed door to rear. Two radiators.

### **Kitchen Family Room**

A range of floor to ceiling units with Miele electric oven, Miele microwave and Miele warming drawer. Space for American style fridge freezer. Floor to ceiling unit with space for fridge. Floor to ceiling unit with space for wine chiller. Large island with drawers below and granite work surface above with Miele five ring gas hob, boiling water/chilled water tap and extractor above. Second Island with cupboards below, granite work surface above and inset one and half bowl sink with mixer tap. Fitted breakfast table. Full length double glazed bi folding doors to rear. Two skylights. Tiled floor with under floor heating.

### **Study**

A range of floor to near ceiling units, base cupboards and desk. Two double glazed windows and double glazed door to front. Under floor heating.



### **Dining Room**

Double glazed bay window and double glazed doors to front. Double glazed windows and double glazed French doors to rear. Tiled floor with under floor heating.

### **Sitting Room**

Double glazed sliding patio door and window to side. Double glazed window and double glazed door to front. Tiled floor with under floor heating.

### Utility Room

Range of base units with granite work surface above and inset sink with mixer tap. Space for washing machine and dryer. Two floor to near ceiling units and floor to near ceiling cupboard. Tiled floor with under floor heating. Staircase to main bedroom suite.

### Wet Room

Two separate showers, low level WC and hand wash basin with mixer tap. Part tiled walls. Tiled floors. Double glazed window to side. Wall mounted heated towel rail.

### First Floor Landing

Painted exposed beams. Double glazed window and skylight to front.

### Bedroom Two

Painted exposed beams. Double glazed window and skylight to front. Large double glazed window to side. Walk in wardrobe with shelving.

### En suite Bathroom

Free standing bath, walk in shower, low level WC, hand wash basin with mixer tap and vanity unit below. Part tiled walls. Tiled floor. Frosted double glazed window and skylight to rear. Wall mounted heated towel rail.

### Entrance Area

Walk in cupboard. Doors to bedroom and bathroom.

### Bathroom

Free standing bath, walk in shower, low level WC and hand wash basin with mixer tap, partially exposed beams. Frosted double glazed window and skylight to rear. Part tiled walls. Tiled floor. Radiator. Wall mounted heated towel rail.

### Inner Hall

Walk in cupboard, if the boarding is removed, would be a second entrance to main bedroom suite. Partially exposed beams.





### **Bedroom Three**

Double glazed window and skylight to front. Partially exposed beams. Radiator.

### **En suite Shower Room**

Walk in shower, low level WC and hand wash basin with mixer tap. Partially exposed beams. Wall mounted heated towel rail. Skylight.

### **Bedroom Four**

Double glazed window and skylight to front. Partially exposed beams. Radiator.

### **En suite Shower Room**

Walk in shower, low level WC and hand wash basin with mixer tap. Partially exposed beams. Skylight. Wall mounted heated towel rail.

### **Bedroom Five**

Inner door to bathroom. Double glazed window and skylight to rear. Partially exposed beams. Radiator.

### **Bedroom Six**

Double glazed window and skylight to rear. Partially exposed beams. Radiator.

### **Family Bathroom**

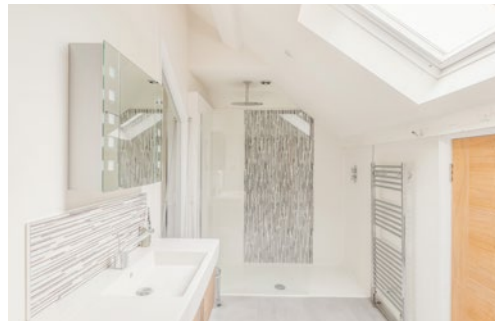
Free standing bath, walk in shower, low level WC and hand wash basin with mixer tap, partially exposed beams. Frosted double glazed window and skylight to rear. Part tiled walls. Tiled floor. Radiator. Wall mounted heated towel rail.

### **Staircase**

At present the access to the main bedroom suite is from the staircase from the utility room. However, if you remove the boarding from the walk in cupboard in the inner hall on the first floor, you will get access from there also.

### **Principal Bedroom**

Double glazed window and skylight to front. Four double glazed windows to side. Bath with mixer tap.







### **Inner Dressing Room**

Range of fitted open wardrobes with hanging and shelving. Double glazed frosted window and skylight to side.

### **En suite Shower Room**

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Double glazed frosted window and skylight to side. Tiled floor.

### **Sitting Gallery Area**

Double glazed bay window to front.

### **Shower Room**

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Built in storage. Skylight to rear. Tiled floor. Wall mounted heated towel rail.

## **Annexe**

### **Dining Kitchen**

Range of wall and base units with granite work surface above and ceramic one and a half bowl sink with mixer tap. AEG five ring gas hob with extractor above. Floor to ceiling unit with AEG electric oven, microwave and plate warming drawer. Space for fridge freezer. Space for washing machine and dryer. Tiled splash back. Tiled floor. Entrance door and double glazed window to front. Double glazed frosted door and two windows to rear. Two radiators.

### **Sitting Room**

Open to first floor. Two large double glazed windows to front. Fitted double glazed window to rear. Radiator.

### **Study**

Two large double glazed windows to front. Double glazed window to side. Radiator.



### **Shower Room**

Walk in shower, low level WC and hand wash basin with mixer tap. Part tiled walls. Double glazed window to side. Tiled floor. Radiator.

### **First Floor Landing**

Two double glazed windows to rear. Radiator.

### **Principal Bedroom**

Double glazed window and skylight to front. Partially exposed beams. Double glazed window and skylight to rear. Walkin dressing room/area. Two radiators.

### **En suite Shower Room**

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Tiled floor. Double glazed frosted window to front. Wall mounted heated towel rail.

### **Bedroom Two**

Two double glazed windows to side. Double glazed window and skylight to front. Part exposed beams. Two radiators.

### **En suite Bathroom**

Bath with shower above, low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Tiled floor. Frosted double glazed window to front.







## Outside

The property can be approached by either a gravelled driveway to the front of the house or a second gravelled driveway leading to the rear of the barn.

There are gardens to the front, side and rear of the property with paved terraced areas to both the rear and side. There is a field to the front of the house. In total the property sits within approximately five acres.

## Garaging

There is an attached triple garage with electric operated up and over doors. Power and lighting. With staircase to room above with two skylights and glazed double doors to side.

There is planning permission for a detached three bay garage and detached studio outbuilding, 15/03326/FUL. The footings were built in 2016, under building regulation.

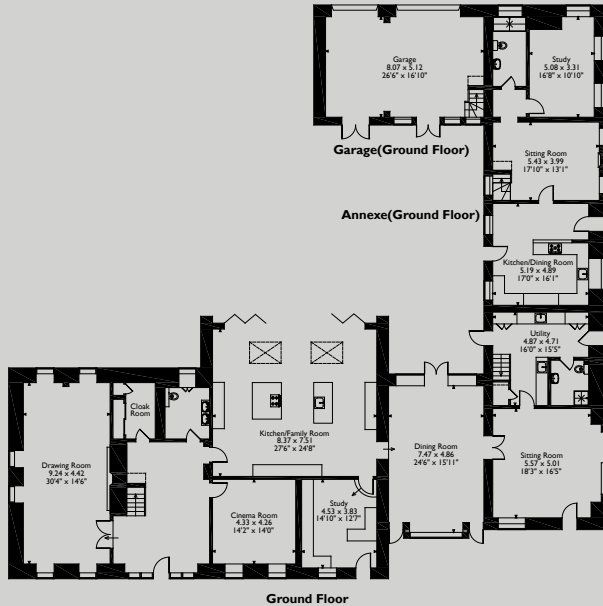
## Property Information

The council tax is band G. We understand the property is freehold, with mains water and electricity are connected. Private drainage. The main house is Bio Mass fired central heating and hot water. The annexe is LPG fired central heating and hot water. The current owner will be keeping access over part of the bottom driveway to their outbuilding. There is a public footpath that runs part of the bottom drive.



# Floorplans

Approximate Gross Internal Area  
 Main House = 532 Sq M/5727 Sq Ft  
 Garage = 76 Sq M/822 Sq Ft  
 Annexe = 149 Sq M/1600 Sq Ft  
 Total = 757 Sq M/8149 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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