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£1,950,000

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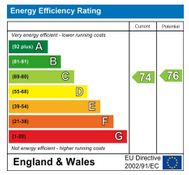
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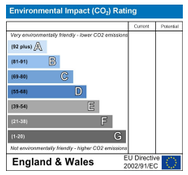
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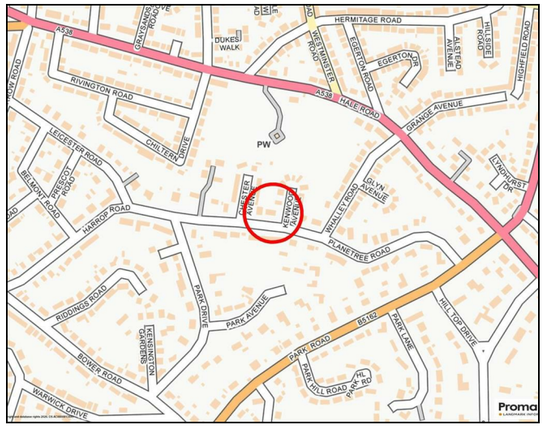
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)











overview

A BEAUTIFULLY PRESENTED, EXTENDED AND IMPROVED DETACHED FAMILY HOME SET ON A GENEROUS 0.34 ACRE SOUTHWEST-FACING CORNER PLOT, OFFERING STYLISH, HIGH-SPEC LIVING SPACE ACROSS THREE FLOORS, IDEALLY LOCATED JUST A SHORT WALK FROM HALE VILLAGE. 3934 SQFT

Porch. Hall. Cloaks. GFWC. Lounge. Family Room. Home Study. 800sqft open plan Living Room and Dining Kitchen. Wine Store. Utility. Boot Room. Five Double Bedrooms. Three Bath/Shower Rooms. Driveway. Garage. Lovely Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A beautifully appointed, updated, extended and improved Detached family home positioned on a wonderful mature 0.34 of an acre corner Garden plot, enjoying a Southwest facing aspect ensuring that sun is enjoyed in the Garden and throughout the property in the appropriate months.

The house extension was recognised within the industry, receiving the Residential category award at the MSA Awards in 2018. This acknowledgement reflects the project's thoughtful design and careful integration with the existing building, while maintaining a strong focus on functionality and liveability.

The accommodation extends to approximately 3,900 square feet, arranged over Three Floors and is tastefully presented throughout with high specification kitchen and bathroom fittings.

The location is supreme on this enormously desirable road within a few minutes walk of Hale Village with its range of fashionable shops, restaurants and bars.

The accommodation provides a Covered Porch to the Hall with a Cloakroom and Ground Floor WC off and a staircase leading to the First Floor.

A Lounge enjoys a bay window to the front and attractive fireplace feature, whilst a Family Room is ideal for day to day and informal living, with patio doors onto an enclosed courtyard style garden area.

There is a useful Home Study with an aspect to the front.

The hub of this lovely home is the fantastic 800 square foot open plan Living Room and Dining Kitchen with four sets of wide patio doors giving access to and enjoying double aspects of the lovely gardens, in addition to atrium, rooflights flooding the area with natural light all year round.

The Kitchen area fitted with an extensive range of grey hand painted finish units with worktops over. Integrated double ovens, extractor fan, dishwasher and space for an American style fridge freezer.

Off a Rear Hall there is a custom designed Wine Store, a fitted Utility Room with Boot Room off.

Over the Two Upper floors are Five Double Bedrooms served by Three Bath/Shower Room facilities, including a lovely Principal Bedroom with extensive fitted furniture, and En Suite Shower.

Externally, the property is approached through a remote controlled Gated Entrance to a Driveway providing extensive off street Parking and in turn leading to the Integral Single Garage.

The Gardens really are a truly delightful feature wrapping around the front, side and rear of the property with a large expanse of lawn enjoying sun throughout the day with attractive trees within the boundaries of this and neighbouring properties providing appealing outlooks and having large patio and sitting areas.

An enclosed Courtyard Garden area to the rear is accessed via the Family Room.

A really exceptional family home in a truly first class location

- Freehold
- Council Tax Band G



Approx. Gross Internal Floor Area 3934 sq. ft / 365.50 sq. m (Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.