

Elliot Heath
ESTATE AGENTS

Oak House, 42 Arthur Martin-Leake Way, High Cross

Guide Price **£875,000**

Oak House, 42 Arthur Martin-Leake Way

High Cross, Ware

Impressive 6-bed detached family home in a sought-after High Cross village, featuring spacious accommodation to include 4 bath/shower rooms, landscaped garden, double garage/studio & ample parking.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

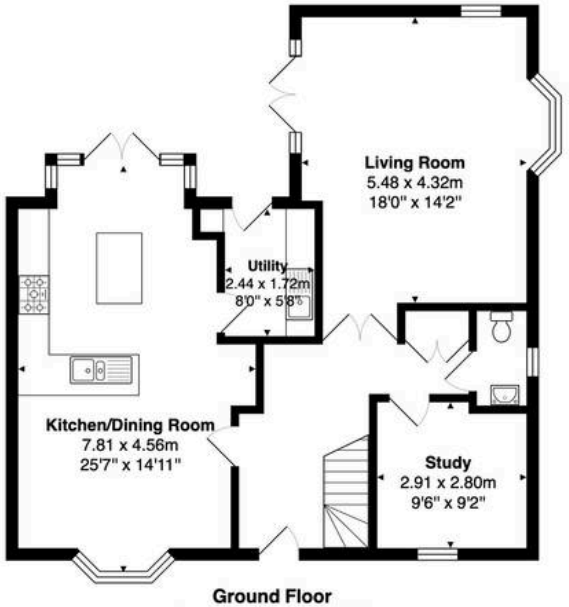
- Detached 6 Bed Home
- Garage With Studio Above
- Popular Village Location



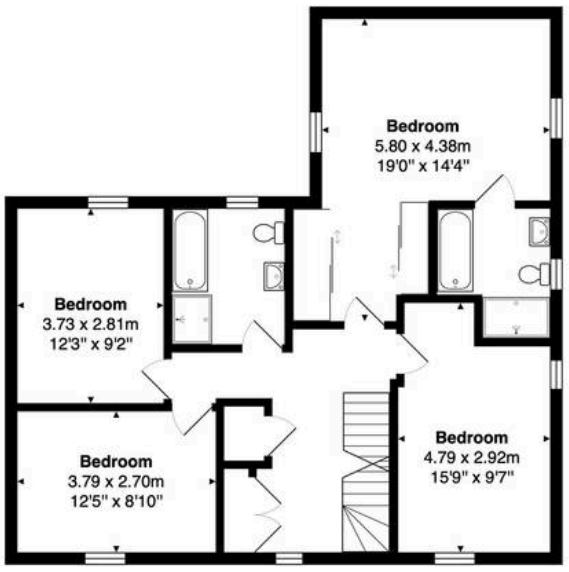








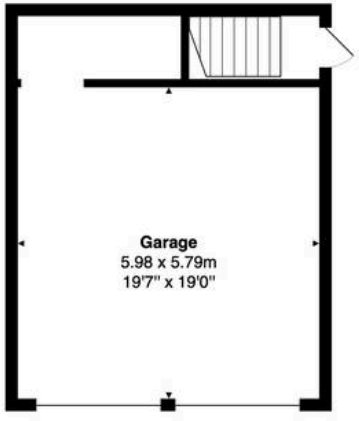
Ground Floor
Area: 83.5 m² ... 898 ft²



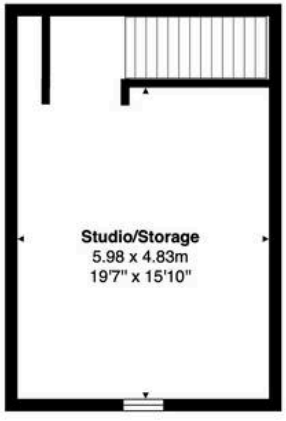
First Floor
Area: 82.5 m² ... 888 ft²



Second Floor
Area: 58.0 m² ... 624 ft²



Outbuilding
Area: 42.5 m² ... 458 ft²



Outbuilding First Floor
Area: 35.5 m² ... 382 ft²

Total Area: 302.0 m² ... 3250 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, 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 error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Entrance Hall
With stairs rising to first floor landing, tilled flooring, radiator, built in storage cupboard, doors to:

Study
9' 7" x 9' 2" (2.91m x 2.80m)
With double glazed window to front aspect with fitted shutters, tilled flooring, radiator.

Downstairs WC
With double glazed window to side aspect with obscure glass. Fitted with a suite comprising wash hand basin, dual flush wc, tiled splash back area, tiled flooring, radiator.

Living Room
18' 0" x 14' 2" (5.48m x 4.32m)
Triple aspect with double glazed bay window to side aspect and double doors and window over looking the rear garden, two radiators, feature fireplace.

Kitchen/Dining Room
25' 7" x 15' 0" (7.81m x 4.56m)

Dining Room
With double glazed bay window to front aspect with fitted shutters and window seat, tiled flooring, open to:

Kitchen
With double glazed double doors and windows onto the rear garden. Fitted with a range of wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, under sink water softener and Triflow tap water filter system, integrated appliances, island unit/breakfast bar, with granite work surfaces over tilled flooring, radiator, door to:

Utility
8' 0" x 5' 8" (2.44m x 1.72m)
With door giving access to the rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled flooring, radiator.







First Floor Landing
With double glazed window to front aspect, stairs rising to second floor landing, two built in storage cupboards, radiator, doors to:

Bedroom One
19' 0" x 14' 4" (5.80m x 4.38m)
Dual aspect with two double glazed windows overlooking the garden, two radiators, fitted wardrobe cupboards with mirrored sliding doors, door to:

En Suite Bathroom
With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.

Bedroom Four
15' 9" x 9' 7" (4.79m x 2.92m)
Dual aspect with windows to front and side aspect, radiator.

Bedroom Five
12' 3" x 9' 3" (3.73m x 2.81m)
With double glazed window to rear aspect, radiator.

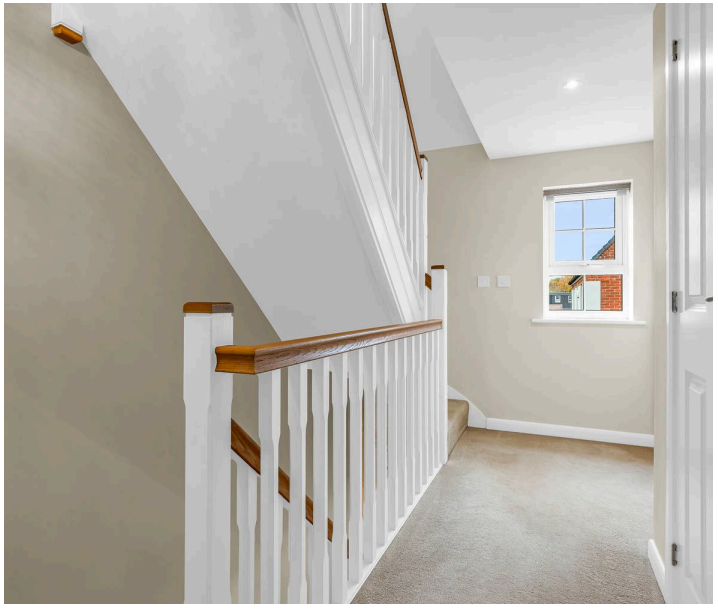
Family Bathroom
With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.

Second Floor Landing
With Velux window, built in storage cupboard, radiator, doors to:









Bedroom Two
18' 0" x 15' 0" (5.48m x 4.57m)
Dual aspect with one set of Velux windows to front aspect and two sets Velux windows to rear aspect, two radiators, fitted wardrobe cupboards, door to:

En Suite Shower Room
With Velux window. Fitted with a suite comprising shower cubicle, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.

Bedroom Three
20' 0" x 9' 3" (6.10m x 2.81m)
With two Velux windows overlooking the garden, radiator.

Shower Room
Fitted with a suite comprising shower cubicle, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.

Detached Studio/Storage
19' 7" x 15' 10" (5.98m x 4.83m)
Located above the detached garage and accessed via the rear garden with window to front aspect.

Front Garden

Attractively planted mature front garden with access to the rear garden.

Rear Garden

Beautifully landscaped rear garden with paved seating areas, lawn with water feature, raised beds and access to the studio/storage above the detached garage.







Driveway

4 Parking Spaces

Block paved driveway providing off street parking for several vehicles and access to the detached garage.

EV charging

1 Parking Space

EV charging point.

Double garage

2 Parking Spaces

Detached double garage measuring approximately 5.98 x 5.79 (19'7 x 19'0) with two electric up and over doors with studio/storage above.





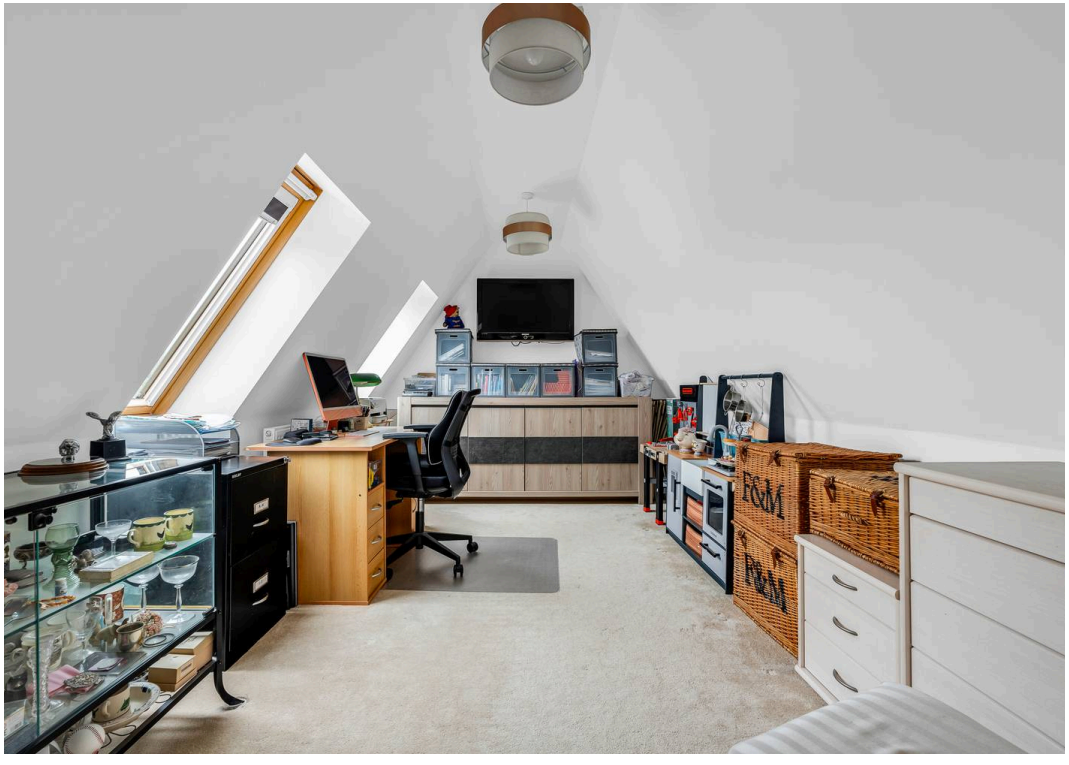














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