Sinclair Hammelton

GUIDE PRICE

£1,250,000

Berrys Green Road

Berrys Green, TN16 3AJ

PROPERTY SUMMARY

**GUIDE PRICE £1,250,000 - £1,500,000 ** Set in this idyllic location, with grounds in excess of 4 acres, including a paddock, private woodland, stables, outbuildings and a double garage, this beautiful family home is modernised to the highest of specification, to include a stunning fitted kitchen with integrated appliances and an Aga, the master suite benefits from a four piece en-suite and fitted wardobes. The focal point in the lounge is the central brick fireplace with a log burner, whilst bi-folding doors overlook the extensive gardens. The property is set behind secure electric gates, the property is an ideal purchase for the most discerning of purchasers.
EPC: C

Freehold
COUNCIL TAX - G
Construction - Traditional brick
Mains Services - Yes and metered Water supply
Heating System - Gas radiators
Broadband – Yes
Mobile coverage - Yes
Restrictive covenants – No

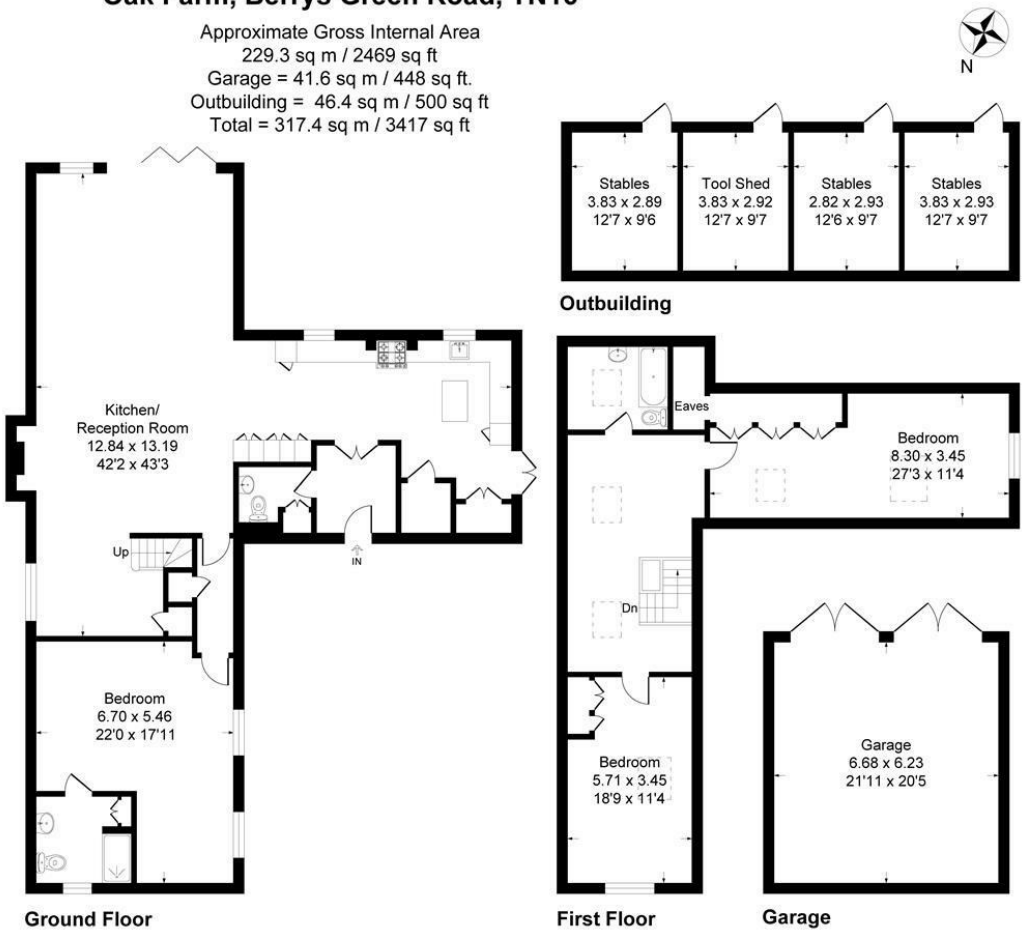
3

2

2

Oak Farm, Berrys Green Road, TN16

Approximate Gross Internal Area
229.3 sq m / 2469 sq ft
Garage = 41.6 sq m / 448 sq ft.
Outbuilding = 46.4 sq m / 500 sq ft
Total = 317.4 sq m / 3417 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

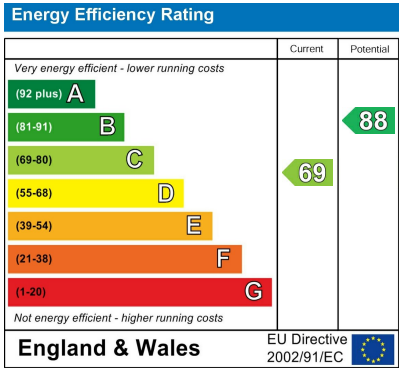
LOCAL AUTHORITY
Bromley

TENURE
Freehold

EPC RATING
C

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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