

Your Wisest Move

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Independent Estate Agents



Forever Home...
Hollywood Lane, West Kingsdown

Offers in the Region of £750,000
FREEHOLD

Situated along a highly sought after private road on the outskirts of the charming village of West Kingsdown, Wisdom Estates are proud to present this impressive Four Bedroom Detached Family-Home. Occupying a generous plot and offering a wonderful sense of privacy and seclusion, this exceptional property provides spacious and versatile living accommodation throughout, whilst externally the property excels. The beautifully maintained rear garden features a swimming pool, creating a perfect setting for summer enjoyment, alongside a large workshop to the rear. To the front, a substantial driveway provides ample off-street parking. EPC Rating 70 C

FEATURES INCLUDE:

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|---|-----------------------------------|
| ☒ 4 Bedroom Detached Family-Home | Easy Access to A20 / M25 |
| ☒ Swimming Pool | Quiet & Secluded |
| ☒ Large Driveway | Potential to Extend (STPP) |

REF: 11585

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DRIVEWAY & FRONT GARDEN Boasting ample off street parking for 6+ cars, a well-kept lawn, gated side access, and well-maintained shrubbery borders, the Large Front Garden and Driveway offers kerb appeal and creates a lasting first impression.

ENTRANCE HALL 25' x 5' (7.62m x 1.52m) A welcoming and spacious entrance hall, featuring a double-glazed feature front door, a plush fitted carpet, a wall-mounted radiator, and stairs leading up to Bedroom Four & En-Suite.

UPSTAIRS BEDROOM FOUR 13' 5" x 12' 7" (4.09m x 3.84m) A beautifully presented upstairs bedroom benefiting from four double-glazed 'Velux' windows allowing for plenty of natural light from multiple aspects, alongside a wall-mounted radiator, solid-wood flooring, and direct access into the adjoining en-suite.

EN-SUITE 11' 3" x 6' 6" (3.43m x 1.98m) A spacious en-suite with Velux windows to the rear and side, further comprising a walk-in shower, a low-level WC, a hand wash basin, a heated towel rail, part-tiled walls and fully-tiled flooring.

BEDROOM ONE 14' 4" x 12' 6" (4.37m x 3.81m) A generous double bedroom with a large double-glazed bay window to the front, a fitted carpet, and a wall-mounted radiator.

BEDROOM TWO 14' 4" x 12' 6" (4.37m x 3.81m) Another spacious double bedroom with a large double-glazed bay window to the front and additional window to side. Features include a fitted carpet, a wall-mounted radiator, and built-in sliding wardrobes.

BEDROOM THREE 12' x 10' (3.66m x 3.05m) A well-proportioned bedroom with a double-glazed window to the side, a fitted carpet, and a wall-mounted radiator.

BATHROOM 11' 3" x 5' 5" (3.43m x 1.65m) A modern family bathroom fitted with a panelled bath, a low-level WC, a hand wash basin, and a heated towel rail. Part-tiled walls, and fully-tiled flooring allow for effortless upkeep.

LOUNGE 19' 5" x 19' (5.92m x 5.79m) A lovely sized living space with a double-glazed window to side and sliding patio doors opening directly onto the rear garden. The room benefits from two wall-mounted radiators, a fitted carpet, and a charming log burner, creating a cosy yet spacious setting for relaxing and entertaining.

KITCHEN / DINER 19' x 15' 7" (5.79m x 4.75m) A bright and modern open-plan kitchen/dining area with double-glazed sliding patio doors leading to the garden. The kitchen is fitted with a range of wall and base units, a sink with drainer, integrated dishwasher, and space and plumbing for additional appliances. Finished with easy-clean flooring and a wall-mounted radiator.

UTILITY ROOM 21' x 7' (6.4m x 2.13m) A large utility room with a double-glazed door to the side and two windows providing ample natural light. Fitted with base units, sink and drainer, space and plumbing for appliances, radiator, and housing a Worcester combi boiler.

GARDEN The south aspect facing rear garden is a true highlight of the property, offering a high degree of privacy and seclusion. It features a large patio seating area, an expansive lawn, and a stunning central swimming pool (approximately 10m x 5m, depth 1.8m) complete with filtration system and air source heating.

OUTBUILDING 30' x 19' (9.14m x 5.79m) A substantial outbuilding with power and lighting, offering excellent potential for a variety of uses such as a home gym, hobby room, studio, or workspace.



Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer. Please note that all measurements are approximate.

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