



- A commanding double bay fronted 1930's detached property
- Impressive entrance hallway, lounge with log burner connected to study
- Two further large receptions used as a dining room and home gym
- Feature kitchen breakfast room, utility, and handy cloakroom
- Four bedrooms, ensuite shower room and family bathroom
- Extensive grounds top front, triple garage & workshop, private garden with studio to rear



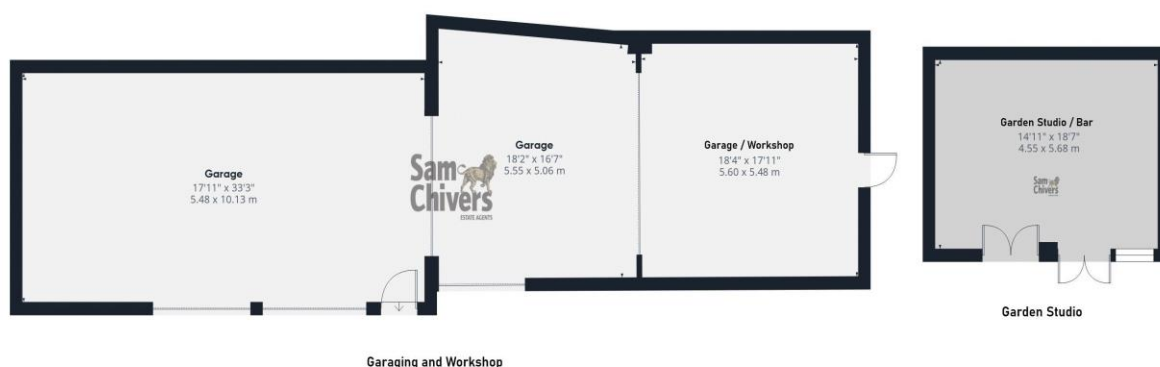
"A commanding and substantial detached family home which occupies a large fully enclosed plot measuring approximately quarter acre, boasting extensive parking and a triple garage with ancillary workshop".

The accommodation comprises entrance vestibule opening into the main entrance hallway. Further on the ground floor are three large receptions, currently arranged as lounge with log burner, double doors from here open into the study, dining room with bay fronted window to front and a home gym with dual aspect and bay fronted window forming part of this aspect. There is a recently fitted kitchen breakfast room, providing an extensive range of fitted units complimented by integrated appliances. Handy ground floor cloakroom off the utility area and French doors opening onto the rear garden. On the first floor are four bedrooms comprising three large double and one single, the main bedroom has an ensuite shower room and the family bathroom enjoys a sunken bath and walk in shower. Oil fired central heating and double glazing.

Outside to front is an extensive paved drive providing parking for several cars and leading to the triple garage with security roller doors and connected workshop. A level lawn with a mature copper beech borders the paved driveway and provide much privacy to front. To the rear is a fully enclosed and very secure level garden with paved patio, artificial lawn and feature garden studio / bar with Jacuzzi hot tub and seating. There is a further secure storage yard accessed from the ancillary workshop and also from the garden with two storage sheds.

Tenure: Freehold. **Council Tax Band:** F.





Approximate total area⁽¹⁾
3669 ft²
340.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	45 E	
21-38	F		
1-20	G		

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