

Hammersmith Farm

Sledgate Lane, Wickersley



Blenheim
Park Estates



Exterior and Gardens

From Sledgate Lane, a sliding, intercom operated electric gate opens to Hammersmith Farm. A driveway that has exterior lighting and is flanked to one side by a lawn with mature trees and to the other side by ornamental hedging leads to the front of the property.

To the front, there is off-road parking for several vehicles with exterior lighting, external power points and a water tap. Access can be gained to the main entrance door and integral triple garage.

An Exceptional Seven Bedroomed
Detached Family Residence





Welcome to Hammersmith Farm

A magnificent residence standing within a substantial plot of approximately 3 acres and spanning an impressive 10,000 square feet. Hammersmith Farm boasts exceptional living spaces over three floors, including seven bedrooms and four bathrooms, along with a leisure suite containing a swimming pool and outdoor activities such as a putting green and multi-use games court.



The sense of luxury is tangible throughout the home and begins in the welcoming reception hall, which connects to the main reception rooms. The elegantly decorated formal lounge presents a serene space with a Gazco log effect fire, and for those studying or working from home, a useful office is well-equipped with a range of fitted furniture. The heart of the home is the open plan living kitchen, finished to a modern design that features high-quality Neff and Liebherr appliances, a large breakfast island and areas for dining and relaxing.

Hammersmith Farm has something for all of the family to enjoy and entertaining guests can be done with ease. Forming part of the leisure suite is a generously proportioned gymnasium that provides space for lots of equipment, a fantastic cinema room with provision for a projector and a changing room.

Five of the bedrooms are situated on the first floor and include a beautiful master suite with a shared balcony overlooking the far-reaching views and a contemporary en-suite shower room. A unique feature of the property is a palatial dressing room of grand proportions that is comprehensively appointed with a range of furniture, and provides flexibility to be turned into another bedroom suite if required. Occupying the entirety of the second floor is another bedroom suite, ideal for guests and having the benefit of lots of storage and natural light.

Exclusivity and privacy are offered in abundance at Hammersmith Farm, which sits behind intercom operated gates on one of Rotherham's most desirable roads. The extensive grounds are fully landscaped, comprising vast areas of lawn, off-road parking for multiple vehicles and the swimming pool, which has a retractable enclosure allowing enjoyment either indoors or outdoors. Additionally, there are two large detached double garages, an integral triple garage and various stores.



Enviably Positioned within a Sought-After Area of Wickersley and Enjoying Far-Reaching Views

The property is located with good access to the popular area of Wickersley, which has plenty of restaurants, bars, public houses, shops and cafes. There are a range of pleasant walks from the doorstep with a public footpath accessed from Sledgate Lane, which leads through fields and woodland. Also being conveniently placed for the Sheffield Parkway and M1/M18 motorways, providing commutable links to Sheffield, Leeds, Doncaster, Nottingham and Barnsley.

The property briefly comprises of on the ground floor: Entrance vestibule, reception hall, formal lounge, side entrance lobby, WC, integral triple garage, office, living/dining room, garden room, kitchen, cinema room, playroom, kitchenette/hallway, inner hall, gymnasium, WC, swimming pool and changing room. Accessed externally is a store, gardeners' bathroom, plant room and storage room.

On the first floor: Landing, storage cupboard, master bedroom, shared balcony, master bedroom master walk-in wardrobe, master en-suite shower room, bedroom 5, bedroom 5 walk-in wardrobe, family bathroom, bedroom 3, bedroom 4, bedroom 6, jack-and-jill bathroom, dressing room and balcony. Accessed from the kitchenette/hallway is the music room.

On the second floor: Bedroom 2, bedroom 2 dressing room and bedroom 2 en-suite bathroom.

Basement level: Hallway, store 1, store 2 and store 3.

Outbuildings: Detached double garage 1 and detached double garage 2.

Ground Floor

A heavy wooden door with a decorative double glazed arched panel above opens to the:

Entrance Vestibule

Having a coved ceiling, flush light point, central heating radiator and tiled flooring. A timber door opens to the reception hall.

Reception Hall

Providing an impressive welcome to the home with a front facing UPVC double glazed window, coved ceiling, recessed lighting, built-in ceiling speakers, central heating radiators and deep skirtings. There is a range of fitted furniture, incorporating shelving. Doors open to the formal lounge, side entrance lobby, office and living/dining room. A door also opens to a staircase, which leads down to the basement level.

Formal Lounge

23'4 x 16'5 (7.10m x 5.00m)

A stunning reception room with front and side facing UPVC double glazed windows, air conditioning vents, recessed lighting, coving, built-in speakers, central heating radiators and deep skirtings. There is a feature wall, incorporating leather and mirror panels, wall mounted light points and a Gazco log effect gas fire. There is provision for a wall mounted television, a drop-down projector screen and a projector.

Side Entrance Lobby

Having a coved ceiling, flush light point, recessed lighting, central heating radiator and deep skirtings. Doors open to the WC and integral triple garage.

WC

Having side facing stained glass internal panels, coved ceiling, automatic recessed lighting, partially tiled walls and built-in storage with shelving. A RAK Ceramics suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a Crosswater brushed gold mixer tap and a fitted vanity mirror above.

Integral Triple Garage

33'4 x 29'1 (10.15m x 8.87m)

Having an up-and-over electric door, light, power, wall mounted speakers and wall mounted light points. To one corner, is a Belfast sink with hot and cold taps and an additional extendable mixer tap. The garage houses the gas fired boiler. There is also provision for an electric car charging point.

Office

15'0 x 13'9 (4.56m x 4.20m)

A superb office that is perfect for studying or working from home. Having a side facing UPVC double glazed window, coved ceiling, recessed lighting, built-in ceiling speakers, central heating radiators and deep skirtings. The focal point of the room is the coal effect gas fire with a sandstone mantel, surround and hearth. There is a comprehensive range of fitted furniture, incorporating shelving, drawers and a desk. A UPVC door with a double glazed panel opens to the garden room.

From the reception hall, a timber door opens to a staircase with a timber hand rail, which leads down to the:

Basement Level

Hallway

Having light and timber doors opening to store 1 and store 2.

Store 1

Having light and power.

Store 2

Having light, power and a central heating radiator. An opening leads to store 3.

Store 3

Having, light, power, central heating radiator and housing the hot water cylinder.



Formal Lounge
23'4 x 16'5 (7.10m x 5.00m)

A stunning reception room with front and side facing UPVC double glazed windows, air conditioning vents, recessed lighting, coving, built-in speakers, central heating radiators and deep skirtings. There is a feature wall, incorporating leather and mirror panels, wall mounted light points and a Gazco log effect gas fire. There is provision for a wall mounted television, a drop-down projector screen and a projector.

An Elegant Formal
Reception Room





Living/Dining Room
26'9 x 19'4 (8.16m x 5.90m)

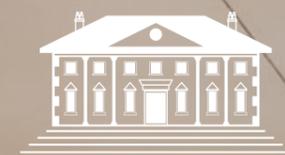
A beautiful room, bathed in luxury and light. Having a rear facing UPVC double glazed bay window with a dining booth beneath, pendant light points, recessed lighting, air conditioning vents, built-in speakers, central heating radiators, TV/aerial cabling, deep skirtings and porcelain tiled flooring with under floor heating. To one wall, is a range of fitted tall units, incorporating drawers and shelving. A central breakfast island, incorporates a Dekton work surface with LED lighting, a pop-up power point and providing seating for six chairs. A sliding UPVC door with double glazed panels and matching panels above opens to the garden room and another door opens to the rear. A wide opening also leads to the kitchen.





Kitchen
25'0 x 7'10 (7.63m x 2.38m)

A contemporary kitchen with a high specification. Having rear facing UPVC double glazed windows, recessed lighting and porcelain tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching Dekton work surfaces with splash backs, and feature lighting. There are multiple inset sinks, including a 2.0 bowl stainless steel sink with a chrome mixer tap and a spray tap, an additional 0.5 bowl stainless steel sink with a chrome mixer tap and another inset 1.0 bowl Clearwater stainless steel sink with a brushed chrome mixer tap. The integrated appliances are by Neff and include a five-ring induction hob with an extractor hood above, two Slide-and-Hide fan assisted ovens, microwave oven and a dishwasher. There is also an integrated full-height Liebherr fridge, an integrated full-height Liebherr freezer and space/provision for a washing machine and a tumble dryer. A timber door opens to the cinema room.





Office

15'0 x 13'9 (4.56m x 4.20m)

A superb office that is perfect for studying or working from home. Having a side facing UPVC double glazed window, coved ceiling, recessed lighting, built-in ceiling speakers, central heating radiators and deep skirtings. The focal point of the room is the coal effect gas fire with a sandstone mantel, surround and hearth. There is a comprehensive range of fitted furniture, incorporating shelving, drawers and a desk. A UPVC door with a double glazed panel opens to the garden room.



Gymnasium

45'11 x 16'1 (13.99m x 4.91m)

A large gymnasium offering more than ample space for a variety of equipment. Having a front facing UPVC double glazed window, recessed lighting, two Mitsubishi air conditioning units, electric heater and provision for a wall mounted television. A cupboard houses the fuse board. A timber door with obscured glazed panels opens to the WC. Double UPVC doors open to the left side of the property. A timber door with a glazed arched panel opens to the swimming pool. Access can also be gained to a loft space.



Cinema Room

18'5 x 17'1 (5.62m x 5.20m)

A fabulous cinema room that has provision for a projector and screen, enabling a great cinematic experience. Having a Velux roof window, recessed lighting, wall mounted light points and built-in speakers. Oak doors open to the playroom and kitchenette/hallway.



Changing Room

20'3 x 8'1 (6.17m x 2.46m)

Having recessed lighting, a chrome heated towel rail, Heatstore and Claudgen heaters and deep skirtings. A range of fitted furniture incorporates short hanging, shelving and a dressing table with a granite work surface and a fitted vanity mirror. A UPVC door opens to the rear seating terrace.





Hammersmith Farm



Offering Stunning Living Spaces that are Well-Suited to Modern Family Lifestyles

Ground Floor Continued

From the reception hall, a door opens to the:

Living/Dining Room

26'9 x 19'4 (8.16m x 5.90m)

A beautiful room, bathed in luxury and light. Having a rear facing UPVC double glazed bay window with a dining booth beneath, pendant light points, recessed lighting, air conditioning vents, built-in speakers, central heating radiators, TV/aerial cabling, deep skirtings and porcelain tiled flooring with under floor heating. To one wall, is a range of fitted tall units, incorporating drawers and shelving. A central breakfast island, incorporates a Dekton work surface with LED lighting, a pop-up power point and providing seating for six chairs. A sliding UPVC door with double glazed panels and matching panels above opens to the garden room and another door opens to the rear. A wide opening also leads to the kitchen.

Garden Room

33'4 x 6'7 (10.16m x 2.00m)

A versatile space that leads out onto the outdoor seating terrace through three sets of UPVC doors with double glazed panels and matching side/above panels. Also having rear facing UPVC double glazed panels, recessed lighting and wall mounted speakers. Access can also be gained to the office and living/dining room.

From the living/dining room, a wide opening leads to the:

Kitchen

25'0 x 7'10 (7.63m x 2.38m)

A contemporary kitchen with a high specification. Having rear facing UPVC double glazed windows, recessed lighting and porcelain tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching Dekton work surfaces with splash backs, and feature lighting. There are multiple inset sinks, including a 2.0 bowl stainless steel sink with a chrome mixer tap and a spray tap, an additional 0.5 bowl stainless steel sink with a chrome mixer tap and another inset 1.0 bowl Clearwater stainless steel sink with a brushed chrome mixer tap. The integrated appliances are by Neff and include a five-ring induction hob with an extractor hood above, two Slide-and-Hide fan assisted ovens, microwave oven and a dishwasher. There is also an integrated full-height Liebherr fridge, an integrated full-height Liebherr freezer and space/provision for a washing machine and a tumble dryer. A timber door opens to the cinema room.

Cinema Room

18'5 x 17'1 (5.62m x 5.20m)

A fabulous cinema room that has provision for a projector and screen, enabling a great cinematic experience. Having a Velux roof window, recessed lighting, wall mounted light points and built-in speakers. Oak doors open to the playroom and kitchenette/hallway.

Playroom

23'2 x 10'4 (7.06m x 3.16m)

Having a side facing UPVC double glazed window, recessed lighting, central heating radiator and TV/aerial cabling.

Kitchenette/Hallway

Having a side facing UPVC double glazed obscured window, recessed lighting and an electric heater. There is a range of fitted base and wall units, incorporating a work surface, a splash back and space/provision for a washing machine and a tumble dryer. An oak door opens to an inner hall. A UPVC door opens to the rear of the property.

Inner Hall

Having a side facing UPVC double glazed window, recessed lighting, pendant light point and an electric heater. An oak door opens to the gymnasium.

Gymnasium

45'11 x 16'1 (13.99m x 4.91m)

A large gymnasium offering more than ample space for a variety of equipment. Having a front facing UPVC double glazed window, recessed lighting, two Mitsubishi air conditioning units, electric heater and provision for a wall mounted television. A cupboard houses the fuse board. A timber door with obscured glazed panels opens to the WC. Double UPVC doors open to the left side of the property. A timber door with a glazed arched panel opens to the swimming pool. Access can also be gained to a loft space.

WC

Having recessed lighting, extractor fan and a chrome heated towel rail. A suite in white comprises a Roca low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Swimming Pool

55'4 x 31'0 (16.86m x 9.45m)

Offering the flexibility to be used as an outdoor or indoor pool due to having a glazed cover that retracts and has double access doors with a separate single access door. The swimming pool has a tiled-effect liner, a pool cover and curved entry steps. To one corner, there is a wet room shower area with a fitted rain head shower and a hand shower facility. Also having wall mounted light points and wall mounted speakers. A timber door opens to the changing room.

Changing Room

20'3 x 8'1 (6.17m x 2.46m)

Having recessed lighting, a chrome heated towel rail, Heatstore and Claudgen heaters and deep skirtings. A range of fitted furniture incorporates short hanging, shelving and a dressing table with a granite work surface and a fitted vanity mirror. A UPVC door opens to the rear seating terrace.

From the hallway/kitchenette, a staircase with a pine hand rail and balustrading rises to the:

First Floor

Music Room

13'0 x 9'4 (3.97m x 2.80m)

Having Velux roof windows, recessed lighting and storage to the eaves.



Master Bedroom
15'0 x 14'11 (4.58m x 4.54m)

A sumptuous master bedroom suite with a coved ceiling, recessed lighting, built-in ceiling speakers, air conditioning unit, central heating radiators and deep skirtings. To one wall, there is a feature wall with provision for a wall mounted television. Doors open to the master walk-in wardrobe and bedroom 5 walk-in wardrobe. A UPVC door with a double glazed panel and matching side panels open to a shared balcony.

Shared Balcony
23'0 x 6'1 (7.00m x 1.85m)

Enjoying wonderful views and shared with bedroom 5. The balcony has a composite decked terrace and is enclosed by wrought iron railings.



A Sumptuous Master
Bedroom Suite





Master En-Suite Shower Room

Being fully tiled in marble with a rear facing UPVC double glazed obscured window, recessed lighting, feature LED lighting, fitted vanity mirror, a heated towel rail and under floor heating. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Crosswater brushed gold mixer tap and storage beneath. To one wall, is a separate shower enclosure with a fitted Crosswater rain head shower, an additional hand shower facility, a recessed shelf with LED lighting and a glazed screen/door.



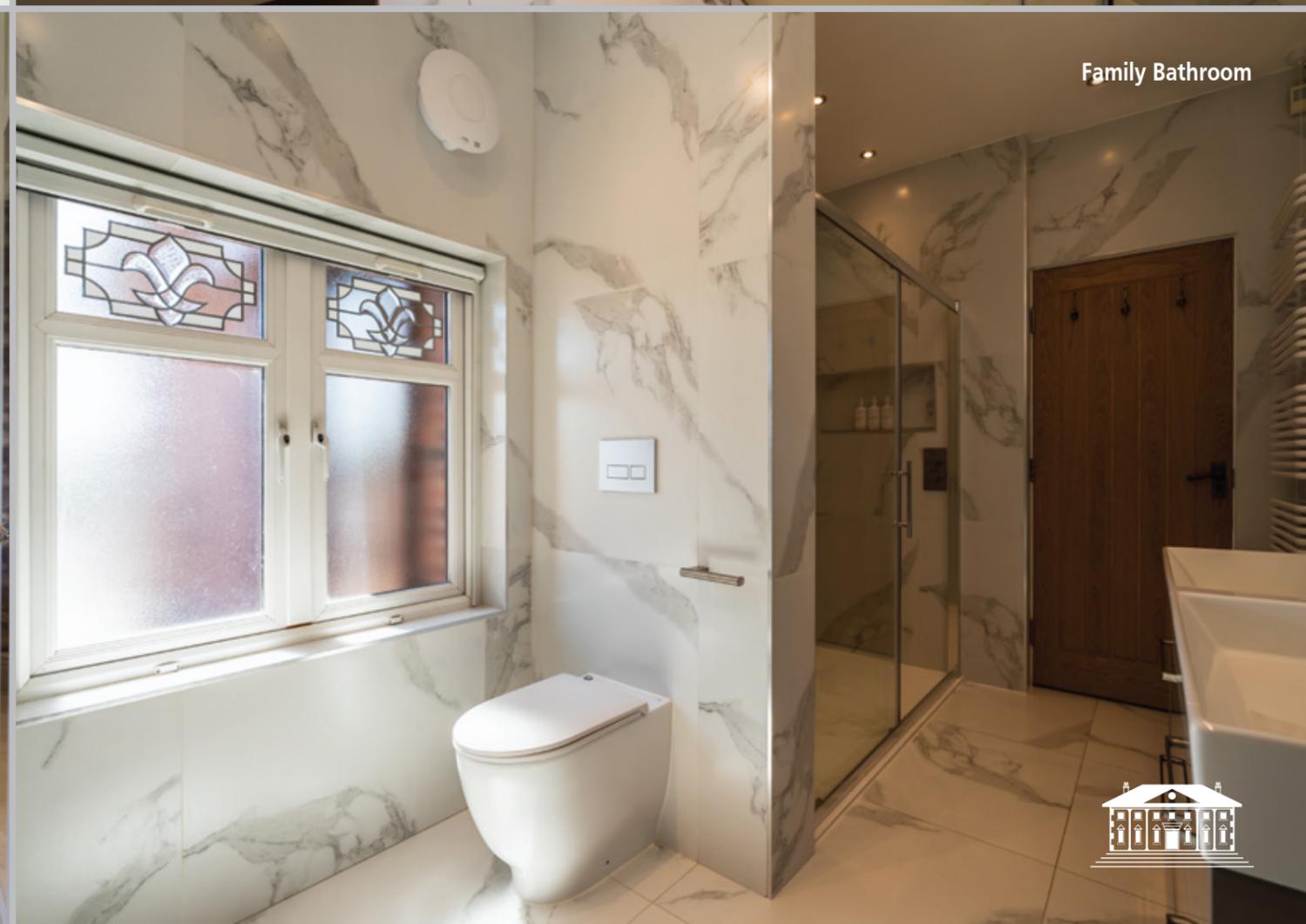
Family Bathroom

Being fully tiled in marble with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, heated towel rail, illuminated vanity mirror and under floor heating. A suite in white comprises a RAK Ceramics low-level WC and a wall mounted vanity unit, incorporating two Catalano wash hand basins with Crosswater chrome mixer taps and storage beneath. Also having a freestanding bath with a brushed chrome mixer tap, a hand shower facility and a ProofVision television. To one corner, there is a shower enclosure with a fitted Crosswater rain head shower, an additional hand shower facility and a glazed screen/door.



Bedroom 3 17'11 x 14'4 (5.46m x 4.38m)

Another double bedroom with a side facing UPVC double glazed window, coved ceiling, recessed lighting, Mitsubishi air conditioning unit, central heating radiator, TV/aerial cabling and deep skirtings. There is a range of fitted furniture, incorporating short/long hanging, shelving, drawers and a vanity table. An oak door opens to bedroom 5.



Family Bathroom



Bedroom 6 13'1 x 12'0 (4.00m x 3.65m)

Offering the flexibility to be used with the adjoining jack-and-jill bathroom and dressing room. Having a front facing UPVC double glazed window, coved ceiling, recessed lighting, built-in ceiling speakers, LG air conditioning unit, central heating radiators and deep skirtings. To one wall, there is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. An oak door opens to the jack-and-jill bathroom.



Hammersmith Farm



Seven Sizeable Bedrooms, Four Bathrooms and a Comprehensively Appointed Dressing Room

Ground Floor Continued

From the reception hall, a grand staircase with a solid wood hand rail and balustrading rises to the:

First Floor

Landing

Having side facing UPVC double glazed obscured stained glass panels, coved ceiling, pendant light point, automatic recessed lighting, built-in ceiling speakers, central heating radiator and deep skirtings. Oak doors open to the storage cupboard, master bedroom, staircase to the second floor, bedroom 5, family bathroom, bedroom 3, bedroom 4, bedroom 6 and dressing room.

Storage Cupboard

Having a flush light point and shelving.

Master Bedroom

15'0 x 14'11 (4.58m x 4.54m)

A sumptuous master bedroom suite with a coved ceiling, recessed lighting, built-in ceiling speakers, air conditioning unit, central heating radiators and deep skirtings. To one wall, there is a feature wall with provision for a wall mounted television. Doors open to the master walk-in wardrobe and bedroom 5 walk-in wardrobe. A UPVC door with a double glazed panel and matching side panels open to a shared balcony.

Shared Balcony

23'0 x 6'1 (7.00m x 1.85m)

Enjoying wonderful views and shared with bedroom 5. The balcony has a composite decked terrace and is enclosed by wrought iron railings.

Master Walk-in Wardrobe

Having a coved ceiling, recessed lighting, one fully mirrored wall and deep skirtings. There is a range of fitted furniture, incorporating long hanging and shelving. A timber door opens to the master en-suite shower room.

Master En-Suite Shower Room

Being fully tiled in marble with a rear facing UPVC double glazed obscured window, recessed lighting, feature LED lighting, fitted vanity mirror, a heated towel rail and under floor heating. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Crosswater brushed gold mixer tap and storage beneath. To one wall, is a separate shower enclosure with a fitted Crosswater rain head shower, an additional hand shower facility, a recessed shelf with LED lighting and a glazed screen/door.

Bedroom 5

15'0 x 13'11 (4.56m x 4.24m)

A good-sized double bedroom with a coved ceiling, recessed lighting,

flush light point, built-in ceiling speakers and a Mitsubishi air conditioning unit. Also having wall mounted light points, a central heating radiator, a TV/aerial point and deep skirtings. There is a range of fitted furniture, incorporating short hanging, shelving and drawers. An opening gives access to the bedroom 5 walk-in wardrobe and an oak door opens to bedroom 3. A UPVC door with a double glazed panel and matching side panels opens to the balcony that is shared with the master bedroom.

Bedroom 5 Walk-in Wardrobe

Having side facing UPVC double glazed panels, recessed lighting and a range of fitted furniture, incorporating short hanging, shelving and drawers. An oak door opens to the master bedroom.

Family Bathroom

Being fully tiled in marble with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, heated towel rail, illuminated vanity mirror and under floor heating. A suite in white comprises a RAK Ceramics low-level WC and a wall mounted vanity unit, incorporating two Catalano wash hand basins with Crosswater chrome mixer taps and storage beneath. Also having a freestanding bath with a brushed chrome mixer tap, a hand shower facility and a ProofVision television. To one corner, there is a shower enclosure with a fitted Crosswater rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 3

17'11 x 14'4 (5.46m x 4.38m)

Another double bedroom with a side facing UPVC double glazed window, coved ceiling, recessed lighting, Mitsubishi air conditioning unit, central heating radiator, TV/aerial cabling and deep skirtings. There is a range of fitted furniture, incorporating short/long hanging, shelving, drawers and a vanity table. An oak door opens to bedroom 5.

Bedroom 4

14'4 x 11'9 (4.36m x 3.57m)

Having front facing UPVC double glazed windows, coved ceiling, recessed lighting, built-in ceiling speakers, Mitsubishi air conditioning unit, central heating radiator, TV/aerial cabling and deep skirtings. There is a range of fitted furniture, incorporating short hanging, shelving and drawers. An oak door opens to bedroom 6.

Bedroom 6

13'1 x 12'0 (4.00m x 3.65m)

Offering the flexibility to be used with the adjoining jack-and-jill bathroom and dressing room. Having a front facing UPVC double glazed window, coved ceiling, recessed lighting, built-in ceiling speakers, LG air conditioning unit, central heating radiators and deep skirtings. To one wall, there is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. An oak door opens to the jack-and-jill bathroom.



Jack-and-Jill Bathroom

A luxurious bathroom that is fully tiled and has a front facing UPVC double glazed obscured window, recessed lighting, two extractor fans, built-in ceiling speakers, wall mounted light points, chrome heated towel rail and under floor heating. There is a suite in white, which comprises a low-level Roca WC and a vanity unit, incorporating granite work surfaces, two Vitra wash hand basins with chrome mixer taps and storage beneath. Also having an inset bath with a tiled surround, a chrome mixer tap, a hand shower facility and a wall mounted television. To one wall, is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door. An oak door opens to the dressing room.



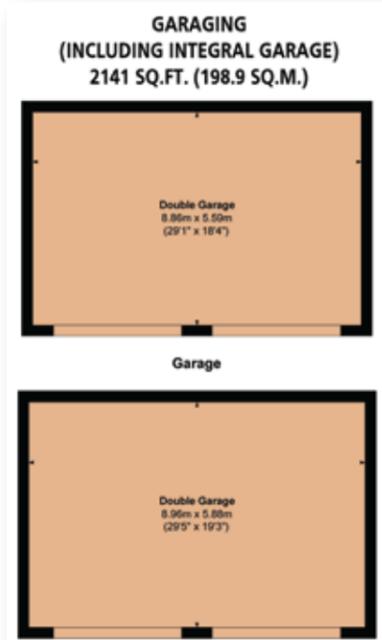
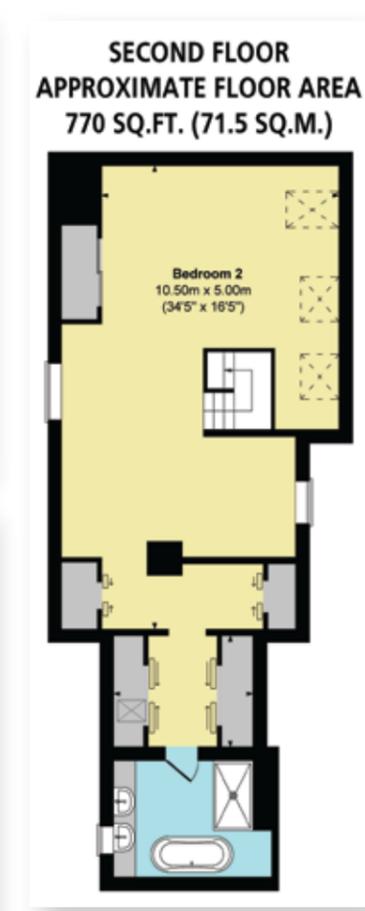
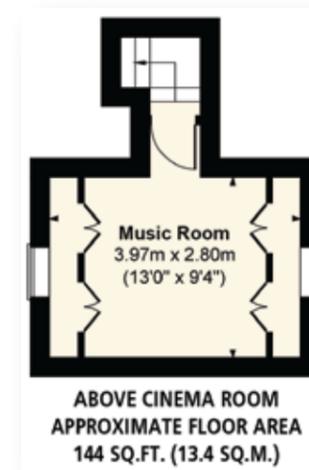


Dressing Room

33'2 x 28'10 (10.10m x 8.78m)

An impressive dressing room of grand proportions. Having front and rear facing UPVC double glazed windows, recessed lighting, built-in ceiling speakers, LG air conditioning unit, central heating radiators and deep skirtings. There is a range of fitted base/wall and drawer units, incorporating short/long hanging, shelving, drawers and a vanity table. There are two fitted islands with matching granite work surfaces, drawers and the provision for a mounted television with TV/aerial cabling. Double UPVC doors with double glazed panels open to the balcony. Oak doors also open to the jack-and-jill bathroom and landing.





Score	Energy rating	Current	Potential
92+	A	96 A	101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued

The driveway continues down the left side of the property, where there is further space for parking, exterior lighting, a water tap and a raised brick border with mature shrubs. Timber gates open to an area where the diesel tank is stored and Grant boiler. Access can be gained to the gymnasium.

From the left side of the property, a wrought iron electric gate opens to a block paved parking area at the rear. Having exterior lighting and providing access to the detached double garage 1, gardeners bathroom, plant room and storage room.

Detached Double Garage 1

29'1 x 18'4 (8.86m x 5.59m)

Having two up-and-over electric doors, light, power and a UPVC personnel entrance door. There is also an external water tap.

Gardeners Bathroom

Being fully tiled and having recessed lighting, extractor fan and an electric heater. There is a suite in white, which comprises a low-level WC, an Armitage Shanks Belfast sink with hot and cold water taps and another sink with hot and cold water taps. Also having a panelled bath with a chrome mixer tap and a hand shower facility. A timber door opens to a storage cupboard that houses a hot water cylinder.

Plant Room

16'7 x 12'10 (5.05m x 3.91m)

Having light, an electric heater, power and double access doors.

Storage Room

18'0 x 12'10 (5.48m x 3.91m)

Having light, an electric heater, power and double access doors. Access can be gained to a loft space.

Occupying a Generous Plot of
Approximately 3 Acres





Swimming Pool
55'4 x 31'0 (16.86m x 9.45m)

Offering the flexibility to be used as an outdoor or indoor pool due to having a glazed cover that retracts and has double access doors with a separate single access door. The swimming pool has a tiled-effect liner, a pool cover and curved entry steps. To one corner, there is a wet room shower area with a fitted rain head shower and a hand shower facility. Also having wall mounted light points and wall mounted speakers. A timber door opens to the changing room.

A Wonderful Swimming Pool
for Indoor or Outdoor Use





Exterior and Gardens Continued

To the rear of the property is a substantial lawned garden that is fully enclosed by fencing and hedging. To one corner, the oil tank is housed.

The garden wraps around to the right side of the property with a mature tree and a planted border containing mature shrubs. Steps rise to a seating terrace that is enclosed by glazed balustrading and has exterior lighting. Access can be gained to the front of the property and to the garden room. A path leads round to a patio at the rear with a wrought iron gate and railings, exterior lighting, an external power point and a water tap. Access can be gained to the living/dining room, kitchenette/hallway, store and changing room.

Store

10'0 x 5'11 (3.06m x 1.80m)

Having a strip light, recessed lighting and a timber access door.

From the path, a timber gate leads down to a terrace where the swimming pool is located.

The driveway at the front of the property continues to a second detached double garage, with extensive parking provided in front. Access can be gained to the multi-use games court and children's play area.

Detached Double Garage 2

29'5 x 19'3 (8.96m x 5.88m)

Having two up-and-over electric doors, light, power and a UPVC personnel entrance door. There is also an external water tap.

Pleasant Seating Terraces
and Large Lawned Gardens





Hammersmith Farm

Extensive Landscaped Grounds Accompany the Home, Providing Privacy and Exclusivity

Jack-and-Jill Bathroom

A luxurious bathroom that is fully tiled and has a front facing UPVC double glazed obscured window, recessed lighting, two extractor fans, built-in ceiling speakers, wall mounted light points, chrome heated towel rail and under floor heating. There is a suite in white, which comprises a low-level Roca WC and a vanity unit, incorporating granite work surfaces, two Vitra wash hand basins with chrome mixer taps and storage beneath. Also having an inset bath with a tiled surround, a chrome mixer tap, a hand shower facility and a wall mounted television. To one wall, is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door. An oak door opens to the dressing room.

Dressing Room

33'2 x 28'10 (10.10m x 8.78m)

An impressive dressing room of grand proportions. Having front and rear facing UPVC double glazed windows, recessed lighting, built-in ceiling speakers, LG air conditioning unit, central heating radiators and deep skirtings. There is a range of fitted base/wall and drawer units, incorporating short/long hanging, shelving, drawers and a vanity table. There are two fitted islands with matching granite work surfaces, drawers and the provision for a mounted television with TV/aerial cabling. Double UPVC doors with double glazed panels open to the balcony. Oak doors also open to the jack-and-jill bathroom and landing.

Balcony

26'3 x 8'2 (8.00m x 2.50m)

Having a composite decked terrace, wrought iron railings and housing the air conditioning units.

From the landing, an oak door opens to a staircase with a timber hand rail and balustrading, which rises to the:

Second Floor

Bedroom 2

34'5 x 16'5 (10.50m x 5.00m)

An exceptionally spacious bedroom suite with Velux roof windows, recessed lighting, built-in ceiling speakers, central heating radiators, Mitsubishi air conditioning unit, telephone point and a TV/aerial point. There is a range of fitted furniture, incorporating shelving. An arched opening gives access to the bedroom 2 dressing room.

Bedroom 2 Dressing Room

10'5 x 9'2 (3.17m x 2.80m)

Having a Velux roof window, recessed lighting and a built-in ceiling speaker. There is a range of fitted furniture, incorporating short/long hanging and shelving. Access can be gained to a loft space and a timber door opens to the bedroom 2 en-suite bathroom.

Bedroom 2 En-Suite Bathroom

Having a Velux roof window, recessed lighting, extractor fan, built-in ceiling speaker, partially tiled walls, fitted vanity mirror, two chrome heated towel rails and a shaver point. There is a suite in white, which comprises a Roca low-level WC and a vanity unit, incorporating a granite work surface, two inset wash hand basins with Beaumont chrome mixer taps and storage beneath. Also having a roll top bath with a Beaumont chrome mixer tap and a hand shower facility. To one corner, is a shower enclosure with a fitted rain head shower and a glazed screen/door.





A slate chipping path with stone steps rises to a seating area with a stone bench, where there is also a water tap. Stone steps rise from the play area to the front garden, which sits in a raised position and is mainly laid to lawn with mature trees. The garden wraps around one side of the multi-use games court to a stone flagged seating terrace with a slate chipping planted border. Stone steps leading back down to the driveway.



Multi-Use Games Court

A multi-game court with two football goals and a tennis net. The court is fully enclosed by fencing and has three pedestrian access gates, along with floodlighting.



Children's Play Area

An astro turfed play area with ample space for climbing frames and swing sets. To one corner, there is a 5-hole putting green and to one wall, a mature planted border containing trees, shrubs and flowers.

Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains gas, diesel, mains electricity, mains water and mains drainage. The broadband is fibre to the cabinet and the mobile signal quality is good.

Rights of Access/Shared Access: None.

Covenants, Easements, Wayleaves and Flood Risk: None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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Offers in Excess of £2,000,000