

Risborough House

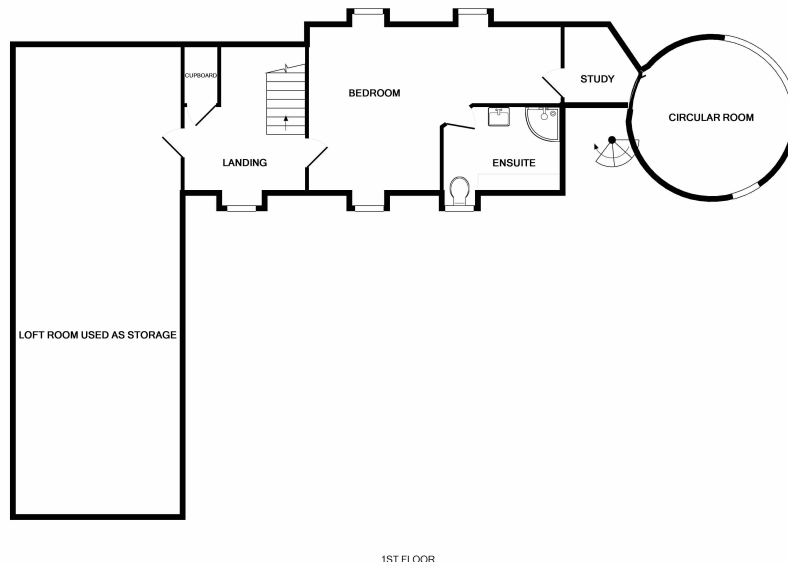
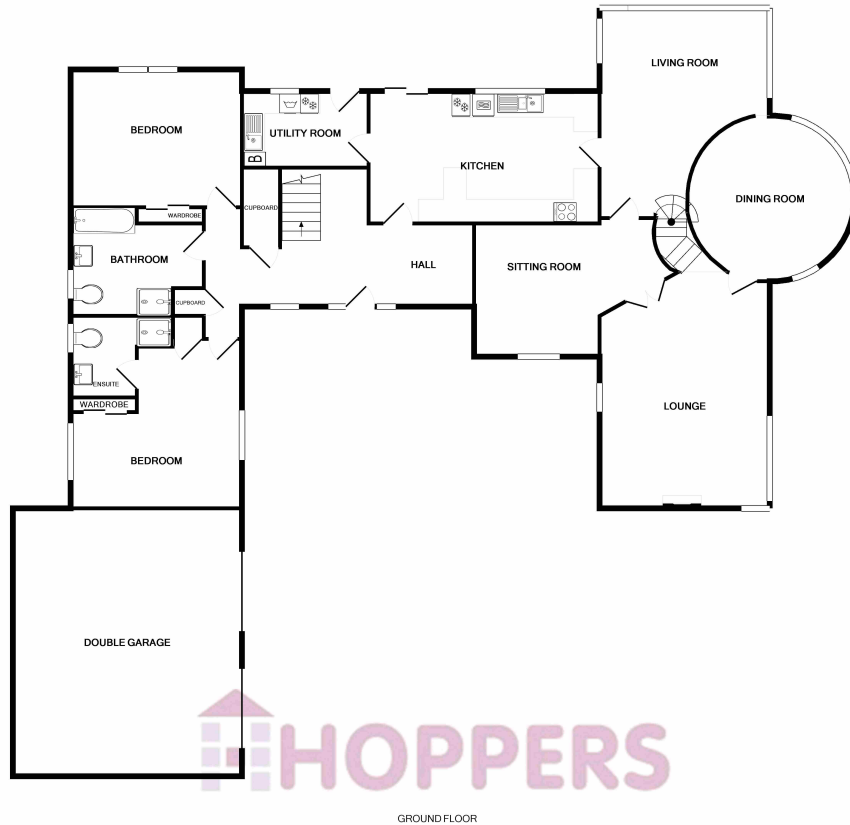
Hollybush, KA6

Offers over £375,000



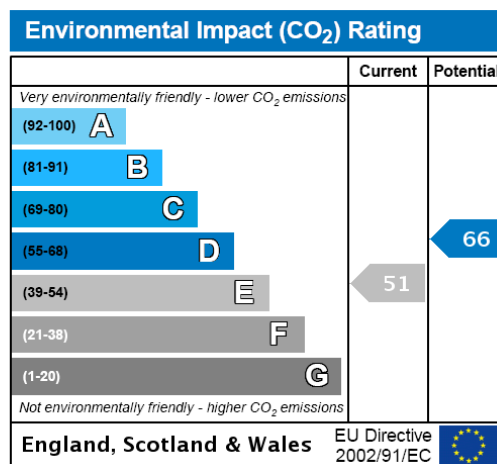
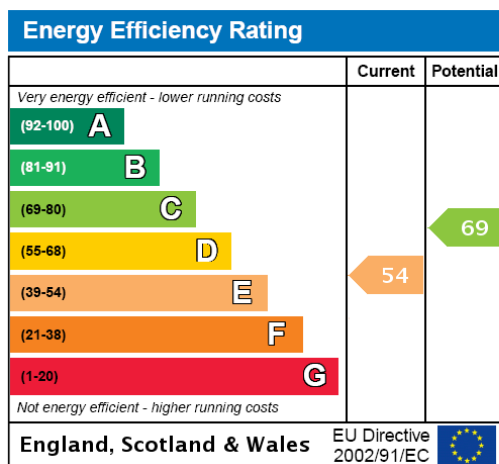
A unique spacious detached property with extensive grounds, in a quiet, exclusive hamlet, on the banks of the River Doon. Viewing is advised to truly appreciate the layout and superb setting of this stunning family home.





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RISBOROUGH HOUSE, HOLLYBUSH, SKELDON KA6 7EB

Hoppers Estate Agency are delighted to present this unique, spacious detached property in a prime location, with extensive grounds, on the banks of the River Doon. Situated in a quiet, exclusive hamlet, Risborough House offers a beautiful rural location within easy reach of local schools and amenities. This stunning family home offers flexible, generously proportioned accommodation, including 2 large circular rooms in the tower connected by a broad oak spiral staircase. The ground floor comprises a hall with a sitting area, 3 reception rooms, a large fitted kitchen with a separate utility room, 2 large double bedrooms, a family bathroom and an ensuite shower room. Upstairs there is a large double bedroom with an ensuite shower room, a circular room looking onto the River Doon, and a large 40 foot room, currently used for storage, with excellent development potential. The property also has lots of parking, a 23 foot double garage, There is a low maintenance garden to the side of the property and a large rear garden with decking, with access to the River Doon. Fully double glazed with oil fired central heating, viewing is advised to truly appreciate the layout and superb setting of this exceptional home.

HALL: 23' x 6'7 (12'8 at widest point) approx. The welcoming hall has a neutral fitted carpet, a front facing window and a radiator. There is a large shelved cupboard, a 2nd walk-in cupboard, a staircase with neutral fitted carpet and an under stairs cupboard.

SITTING ROOM: 10'10 x 10'2 approx. Open plan to the hall, the sitting room has a front facing window, neutral fitted carpet and a radiator.

LOUNGE: 21'6 x 14'6 approx. The impressive lounge has a side facing window and 4 windows in a front facing corner formation, a neutral fitted carpet and 2 radiators. The focal point is a Living Flame fire in a stylish beige stone fireplace.

DINING ROOM: 14' in diameter, approx. The unique dining room is circular, with 1 front facing and 4 rear facing windows, dark laminate flooring, 2 radiators, and a broad oak spiral staircase.

FAMILY ROOM: 13'11 x 14'7 approx. The bright family room has 3 side facing and 6 rear facing windows, dark laminate flooring, and a radiator.

DINING KITCHEN: 19'8 x 11'10 approx. The spacious dining kitchen has a rear facing window and patio doors, tile effect flooring, and 2 radiators. It is partially tiled, with cream wall and base units with beech effect worktops and a stainless steel 1 1/2 sink. There is a halogen hob with an integrated filter, and a stainless steel integrated electric oven and microwave.

UTILITY ROOM: 10'10 x 6'7 approx. The utility room has a rear facing window and door, and tile effect laminate



flooring. It is partially tiled, with cream base units with beech effect worktops and a stainless steel sink.

BEDROOM 1: 16' x 14'8 approx. This bedroom has 2 side facing windows, neutral fitted carpet and a radiator. There is a large shelved cupboard, a fitted wardrobe with sliding mirrored doors, and an ensuite shower room.

ENSUITE: The ensuite has a side facing window, tile effect flooring, and a heated towel rail. It is partially tiled, and with a cream WC, washbasin, and shower cubicle.

BATHROOM: The bathroom has a side facing window, tile effect flooring, and a heated towel rail. It is partially tiled, with a cream WC, washbasin, bath, and shower cubicle.

BEDROOM 2: 14'7 10'9 approx. This bedroom has 2 rear facing windows, neutral fitted carpet and a radiator. There is a fitted wardrobe with sliding mirrored doors.

UPPER FLOOR:

LANDING: 12'5 x 10'7 approx. The upper landing has a front facing window, neutral fitted carpet, and a large cupboard.

LOFT ROOM: 40' x 15'3 approx. The very large loft room is floored. It is currently used for storage but offers great potential for further development.

BEDROOM 3: 21'9 x 15' (including ensuite) approx. This bedroom has 1 front facing and 2 rear facing windows, a neutral fitted carpet and 2 radiators. It is fully fitted with beech bedroom furniture, and has an ensuite shower room.

ENSUITE: The ensuite has a front facing window, tile effect laminate flooring and a heated towel rail. There is a white WC, washbasin and a shower cubicle.

BEDROOM 4: 14' in diameter approx. This unique room is circular, with 4 windows curving to the rear looking across the River Doon, and 1 window looking to the front. There is a neutral fitted carpet, 2 radiators, and the broad oak spiral staircase leads down to the dining room. There is also an additional small study area, with access to eaves storage.

FRONT GARDEN: A sweeping drive leads up to the front of the house, where there is a large tarmac area with plenty of space for parking. There is also a large area laid to red chips with a mature tree. The property has extensive land to the right of the property, suitable for horses if required. To the left of the property there is an additional garden which is mainly laid to chips, bordered by mature trees and bushes.

GARAGE: 22'10 x 19'7 approx. There is a large garage with power and light, and 2 remote controlled doors.

REAR GARDEN: The large rear garden backs onto the River Doon. It is mostly laid to red chips and there is a large decked dining area. There is another grey chipped seating area beside the river, and another planted area with arbors and seating.

VIEWING: Strictly by appointment through Hoppers Estate Agency, Tel 01292 477788.

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