

School Road
Rayne, CM77

Offers in excess of £825,000



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HAMILTON PIERS
LONDON PROPERTY
SHOWCASE**

**Friday 2nd and Saturday 3rd December 2016
The National Property Centre, Park Lane, Mayfair, W1**

Hamilton Piers are pleased to offer FOR SALE FREEHOLD this spacious, detached four double bedroom family home set within landscaped grounds with extensive garaging and parking. The property is well presented throughout, enjoys a rural aspect and is just a short walk to the Flich Way and all the village amenities, giving it an ideal location. EPC: C



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The accommodation, with approximate room sizes, is as follows:

ENTRANCE HALL: (17' 11" x 9' 4")

Stairs to first floor, smoke detector, telephone point, radiator with cover, understairs storage cupboard, carpet to floor and smooth coved ceiling.

CLOAKROOM:

Opaque double glazed window to front, low level WC, wash hand basin with tiled splashbacks, radiator, tiled flooring and smooth ceiling.

LOUNGE: (26' 3" x 13' 0")

Enter via double doors, double glazed windows to front, feature fireplace, radiators with covers, television point, carpet to floor and smooth coved ceiling. Patio doors to rear patio and garden.

KITCHEN AREA: (15' 5" x 12' 4")

Range of hand made bespoke oak framed matching base and wall units with granite work surfaces and granite splashbacks, incorporating a single bowl under-hung sink with central mixer tap, built-in stainless steel electric double oven with gas hob and extractor hood over, integrated fridge/freezer and dishwasher, floating island, radiator, tiled flooring and smooth ceiling with sunken spotlights. Open to Breakfast Area.

BREAKFAST AREA: (11' 6" x 11' 3")

Double glazed window to rear, radiator, laminate flooring and vaulted smooth ceiling with sunken spotlights. Two sets of French doors to rear garden and patio.

UTILITY ROOM:

Range of matching base and wall units with edged work surfaces incorporating a one and a half bowl sink drainer with central mixer tap and tiled splashbacks, space for washing machine, wall mounted boiler, radiator, laminate flooring and textured ceiling. Stable door to side.

STUDY: (9' 7" x 8' 1")

Double glazed window to rear garden, radiator, telephone point, laminate flooring and smooth coved ceiling.

FAMILY ROOM: (13' 0" x 13' 0")

Double glazed windows to front, radiator, television point, laminate flooring and smooth coved ceiling.

FIRST FLOOR ACCOMMODATION

LANDING:

Double glazed window to side, access to loft, smoke detector, airing cupboard, radiator, carpet to floor and smooth coved ceiling with sunken spotlights.

MASTER BEDROOM: (13' 1" x 12' 6")

Double glazed window to front, hand made built-in wardrobes, radiator, television point, carpet to floor and smooth coved ceiling with sunken spotlights.

EN-SUITE: (10' 1" x 7' 11")

Opaque double glazed window to front, fully tiled walk-in shower, wall hung low level WC, his and hers wash hand basin with tiled splashbacks, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO: (13' 0" x 12' 4")

Double glazed window to rear, built-in wardrobes, radiator, telephone and television points, carpet to floor and smooth coved ceiling.

EN-SUITE:

Opaque double glazed window to side, panelled bath with central mixer tap and shower attachment over, low level WC, wash hand basin with tiled splashbacks, radiator, vinyl flooring and smooth ceiling.

BEDROOM THREE: (13' 1" x 9' 8")

Double glazed window to rear, built-in wardrobes, radiator, telephone and television points, carpet to floor and smooth coved ceiling.

BEDROOM FOUR: (12' 4" x 9' 9")

Double glazed window to rear, radiator, carpet to floor and textured coved ceiling.

FAMILY BATHROOM:

Opaque double glazed window to rear, fully tiled single shower, panelled bath with central mixer tap and shower attachment over, low level WC, wash hand basin and tiled splashbacks, shaver point, extractor fan, radiator, heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

FRONT:

The property is approached via an expansive block paved driveway which is flanked by lawn areas with established planting and trees and offers full screening from School Road giving the property a private outlook. This space offers extensive parking and leads to the detached quadruple garage and private patio area.

QUADRUPLE GARAGE:

The block paved driveway leads to the detached, quadruple garage with two large electric up and over doors, eaves storage, window and power and lighting fitted.

REAR GARDEN:

A particular feature of the property is its large landscaped gardens with rural aspect which are set on a level plot and which benefits from a range of architectural planting. The gardens commence from a paved patio area which is accessed from the lounge and breakfast area, with an additional raised decked area offering further entertaining space. From here, the garden is mainly laid to lawn with an array of trees and plants providing an abundance of colour throughout.

AGENTS NOTES:

For further information please contact Hamilton Piers on (01376) 341141.

PROVISIONAL DETAILS - AWAITING VENDOR'S APPROVAL

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

