



Andrew Pearce
PINNER

TROUTSTREAM WAY, LOUDWATER, WD3 4LA

£2,500,000



This impressive family home was designed and built by the current owners in 2003 with a gross external area of 7,185 sq ft/669 sq m.

The property opens to a reception hall with a staircase and large cathedral window with cloakroom adjoining. The double aspect study overlooks the side and rear garden. The sitting room features an old stock brick fireplace with solid wood mantle and there are double doors opening to the terrace overlooking the swimming pool and garden. The bespoke German kitchen is fitted with a range of cupboards, island with cupboards and drawers under and integrated appliances include Bosch dishwasher, substantial corner fridge, gas Aga. The kitchen opens into an TV area with double doors out to the terrace. Off the hall is a utility room and cloakroom.

To the lower ground floor there is a dance studio with a mirrored wall. Adjoining this is another study and a spa including Jacuzzi, hot tub, shower, sauna and separate toilet. Double doors open onto the patio and to the swimming pool. On the first floor is a large galleried landing with airing cupboard and Juliet balcony. The principal bedroom with Juliette balcony and fabulous views over the garden and fitted with a bespoke range of wardrobes and a dressing table unit with drawer and cupboards. The en suite bathroom has a separate shower cubicle with steam facility and wash hand basin with storage. There are three further bedrooms, one with en suite bathroom and the other with a jack and jill bathroom. On the second floor are two further bedrooms and a family bath/shower room. Bedroom seven is currently fitted out as a model railway room. This could easily be converted into a suite or made into two further bedrooms.



Outside, Breydon is approached via a large driveway with two large areas of lawn. To the rear is a double garage with electric doors. The heated swimming pool measures approximately 24ft x 12ft.

LOWER GROUND FLOOR
864 sq ft. (81.6 sq.m.) approx.



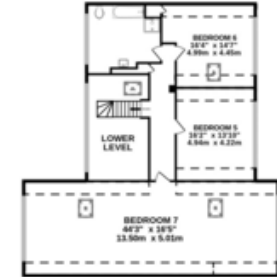
GROUND FLOOR
2399 sq ft. (224.3 sq.m.) approx.



1ST FLOOR
1728 sq ft. (160.5 sq.m.) approx.



2ND FLOOR
3481 sq ft. (323.5 sq.m.) approx.



TOTAL FLOOR AREA : 6381 sq.ft. (592.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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