



High London Lane  
Winfarthing, IP22 2EF

**BROWN & CO**



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# High London Lane, Winfarthing, IP22 2EF

3 DOUBLE BEDROOMS

RURAL LOCATION

GARDEN ROOM

STUDY

KITCHEN/BREAKFAST ROOM

STUNNING VIEWS

DRESSING ROOM

DOUBLE GARAGE

ELECTRIC GATES



## INTRODUCTION

The property is currently laid out with a three double bedroom configuration, the fourth bedroom having been converted to a dressing room just off the main bedroom. On the ground floor the property consists of amazing open plan living space, garden room, practical study, spacious kitchen/ breakfast room that leads to the garden, utility room and plant room.

Externally, the property consists of a double garage block with plenty of storage and at the bottom of the garden there is a delightful garden room/ office.

The property is heated by Air Source which is under floor to the ground floor and contains smart control lighting, an integrated music system which can all be controlled from a smart phone.

## LIVING ROOM

A stunning living area with fitted storage, tall glass gas fireplace and a sizeable window offering lovely views over the neighbouring fields.

## DINING ROOM

The dining area contains a fitted bar with glass shelving, fitted refrigeration which is to include a triple beer cooler and a fridge freezer with sliding glass doors which open into the garden room. A perfect area for hosting guests.

## GARDEN ROOM

An amazing space that provides indoor and outdoor entertaining area with glass sliding doors. This area is constructed by Weinor and has external canopies with full speaker system.

## STUDY

A practical study with window to front aspect.

## KITCHEN/BREAKFAST ROOM

The kitchen has some fantastic features such as Siemens ovens and microwave set into handle-less floor height wall cupboards, a large central island with Siemens induction hob set into Corian work surfaces with further storage and breakfast bar. There is also a inset sink unit with mixer tap as well as a drinking tap and boil tap. The breakfast bar also holds a wine fridge. Again, wonderful views can be seen from the kitchen of the garden and field beyond.

## UTILITY ROOM

Tall larder unit houses washing machine and tumble dryer with further storage and units.

## BEDROOMS

A lovely main bedroom with sliding doors along one wall which opens out onto the balcony from where there are amazing views. The bedroom is equipped with black-out remote controlled fitted

blinds and stylish light fittings. There is also a free standing bath with chrome mixer taps in the bedroom. There us a shower room with a large cubicle with both over head and monsoon shower heads, twin vanity basin with storage. The opposite side of the bedroom opens into the dressing room. Bedroom two offers a double room with an en-suite and bedroom three is another double room all offering amazing views.

## MAIN BATHROOM

Good size bathroom that consists of a bath, shower cubicle with handheld and overhead shower heads, WC and hand wash basin with storage. Over the basin there is a mirror with lights and Bluetooth speaker. A large window offers great views.

## OUTSIDE

You are greeted by an electric gate upon arrival to Sky view which then leads to ample parking and access to the garage block. This garage is a double garage which has access to the first floor with storage and a workshop.

At the back of the property there is a low maintenance garden with a patio area home to the garden room. There is a path that leads to the pond and a garden room which would make a good studio, gym or office.



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