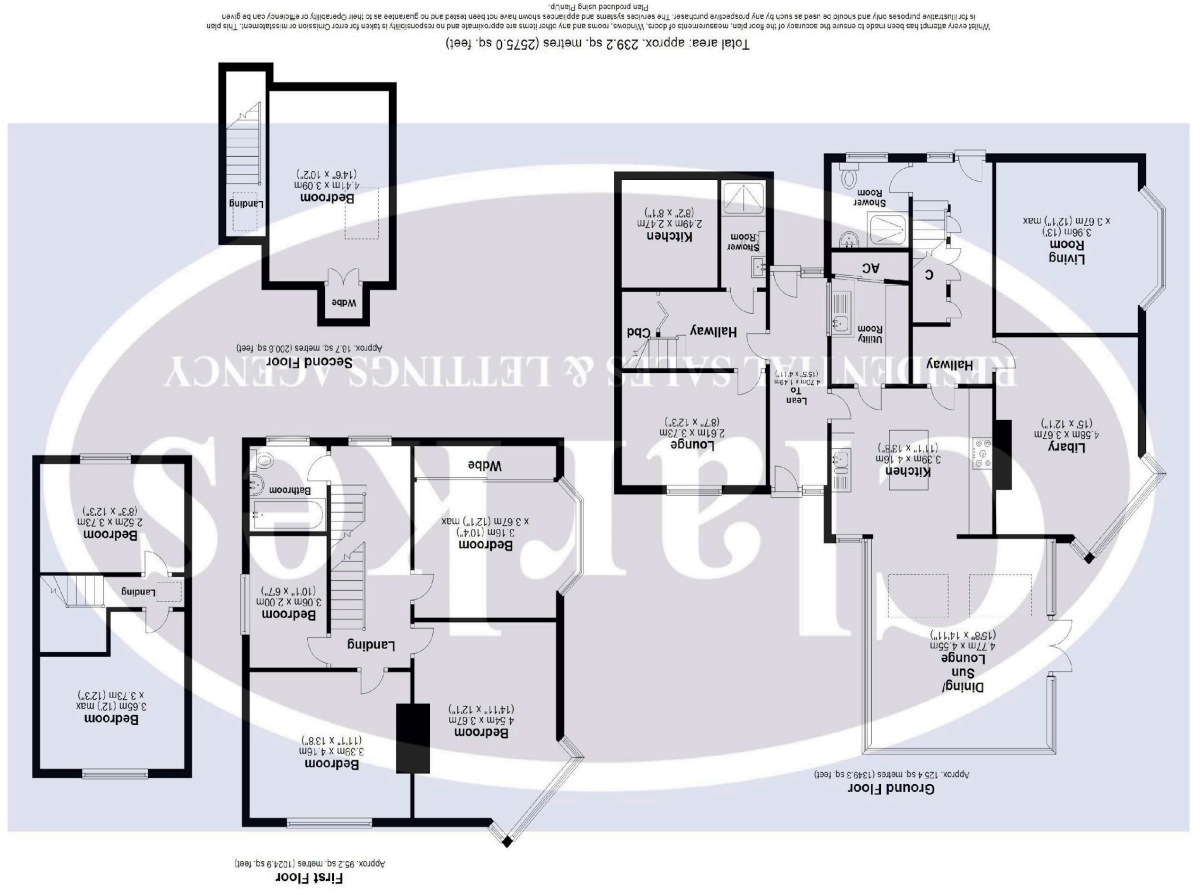


Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Very energy efficient - lower running costs	A (92-100)	66
		B (81-91)	
Current		C (69-80)	78
		D (55-68)	
		E (39-54)	
		F (21-38)	
	Not energy efficient - higher running costs	G (1-20)	



LARGE HOUSE + ANNEXE Redhill Drive,



Redhill Drive



Redhill

The Redhill area is a small and sought after residential area (more or less defined by the Postcode BH10 6) which borders Redhill Common. Redhill Common is a Green Flag winning park and heathland. There is a Play Park and a Café. The River Stour and Stour Valley Nature Reserve is a short walk north and Slades Farm Recreation Park a short walk to the South. The residential area is known for having spacious mostly detached properties on tree lined avenues. There is a parade of local shops and a primary school in Hill View Road. The very successful Winton & Glenmoor Academy Secondary School is a short walk away.

The Accommodation

This is a substantial double plot with access from Redhill Drive and Sandy Way at the rear. There are 2 dwellings joined by a connecting Foyer. The property is in good condition throughout having been well developed and maintained by previous and current owners.

MAIN HOUSE ENTRANCE - Double glazed door to the front.

Hallway - A modern entrance hall with double glazed window to the front, carpet flooring, painted walls and ceiling. Custom fitted under stairs storage cupboards.

Ground Floor Bathroom - Obscure double glazed window to the front. Tiled shower enclosure, WC and Basin. Tiled floor, half tiled walls and recessed downlighting.

Lounge - A bright spacious room with double glazed bay window to the large open side aspect. Feature log burner on a stone hearth. Carpet flooring and painted walls and ceiling.

Library - a beautiful 2nd reception room presented as a library with a grand double glazed box bay window to the rear and a feature replica Edwardian fireplace. Carpet flooring painted walls and ceiling.

Kitchen - a spacious rustic feel kitchen with solid wood worktops on 2 sides plus large island, stone coloured tiled splashbacks. Beech effect wall and base units and laminate wood flooring. Space for Range Cooker and hob and extractor hood. Double bowl stainless steel sink and drainer.

Utility Room - Door into purpose made utility room with worktops on 2 sides. Sink and drainer fitted wall and base units and space for Washing machine, tumble drier, dishwasher and double upright fridge / freezer. Cupboard housing Vaillant gas boiler and pressurised hot water tank.

Open Plan Dining Room / Sun Lounge - a large and bright 3rd reception room with a grand vaulted ceiling with twin double glazed Velux windows on two sides and double glazed windows on all sides and double glazed patio doors opening out into rear garden. Laminate wood flooring continues thro' from kitchen. Internal entrance from kitchen to Foyer connecting main house and annexe with external doors to front and rear.

Stairs to 1st Floor Landing - carpet flooring painted walls and double glazed window on spacious landing.

Family Bathroom - a modern fitted bathroom suite with bath and mixer shower over bath with rain forest shower head and screen. Fully tiled bath and shower splashbacks. Fitted Vanity unit with basin and WC and tiled splashbacks over worktop. Heated towel rail and obscure double glazed window to the front.

Master Bedroom - A spacious bright bedroom with double glazed bay window to the side. Full length wall to wall wardrobe and storage space with sliding doors. Carpet flooring and painted walls.

Bedroom 2 - Another big bedroom with double glazed box bay window to the rear.

Bedroom 3 - A double bedroom at the rear with double glazed window, carpet flooring, painted walls and feature painted wall.

Bedroom 4 - A single bedroom to the side with double glazed window, carpet flooring and painted walls.

Stairs to 2nd Floor - carpet stairs, painted walls and double glazed Velux window over 2nd floor landing.

Bedroom 5 - a double bed loft room with good headroom and a large double glazed Velux window to the side aspect. Painted walls and laminate wood flooring. Access panels for eaves storage.

EXTERNAL ENTRANCE TO FOYER AND ANNEXE - External front and rear double glazed doors into Foyer. Tiled floor, painted walls and Pitched Polycarb roof. Internal door to annexe.

Annexe Entrance Hall - Laminate wood flooring and painted walls. Storage cupboards.

Ground Floor Bathroom - a modern shower room with walk in shower enclosure with rainforest shower head. Fitted vanity unit with basin and WC and composite worktop. Wall panel shower enclosure and vanity splashbacks. Obscure double glazed window to the side.

Kitchen - glossy white fitted wall and base units with worktops on 2 sides plus mini breakfast bar. Single bowl stainless steel sink and drainer by double glazed window to the front. Tiled splashbacks. Integrated electric oven and hob and extractor hood. Space for upright fridge / freezer. Laminate wood flooring. Lounge - Double glazed window to the rear, painted walls and ceiling. Laminate wood flooring.

Stairs to 1st Floor Landing - Exposed timber stairs onto landing with laminate flooring. Painted walls and double glazed Velux window.

Bedroom 1 - A spacious double chalet bedroom with lots of headroom. Double glazed window to the rear on gable wall. Painted walls and ceiling with laminate wood flooring.

Bedroom 2 - A spacious double chalet bedroom with lots of headroom. Double glazed window to the front on gable wall. Painted walls and ceiling with laminate wood flooring.

Outside Front - Redhill Drive, hard standing off road parking with front entrance to main house and front entrance to Foyer and Annexe.

Outside Rear Main House - The open plan side and rear garden creates a large inviting garden enclosed with well maintained fencing.

Outside Rear Sandy Way - Double gates at the rear open into a gravel rear driveway providing more off road parking and storage facilities. Rear entrance to Foyer and Annexe.

Agent Notes

Council Tax Band E

Asking Price £750,000



Clarkes Properties - 696 Wimborne Road, BH9 2EG

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www.clarkesproperties.co.uk

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.