

 **Braxton**



Summerson House, Green Lane, Littlewick Green, Berkshire SL6 3RH

SUMMERSON HOUSE, GREEN LANE LITTLEWICK GREEN, BERKS SL6 3RH

GUIDE PRICE: £2,200,000 FREEHOLD

Built in 2018, Summerson House is a substantial detached property with five bedrooms, set in a peaceful semi-rural position at the end of a quiet lane just outside the village of Littlewick Green. The property offers spacious accommodation with luxury fixtures & fittings throughout featuring an impressive entrance hall which leads to the three principal reception rooms including a stunning 54ft open-plan kitchen/family/dining room with a large central island/breakfast bar, social seating and dining areas bathed in natural light from a large sky lantern and a combination of bi-fold and double doors leading out onto the rear garden. The impressive 25ft living room is accessed via double doors & features a fireplace with a wood burning stove & French doors onto the garden. Additionally, there is a generous study which could also be used as a playroom/snug. On the first floor there is a galleried landing with a large feature window & skylight leading to a 4-piece family bathroom and five double bedrooms, three of which have luxury en-suites. To the front, the property is accessed via security gates onto a block-paved driveway, providing parking for several vehicles and access to the double garage, and at the rear there is a large south-facing rear garden with a generous patio area. This stunning home also owns a private paddock to the front measuring 0.9 of an acre.

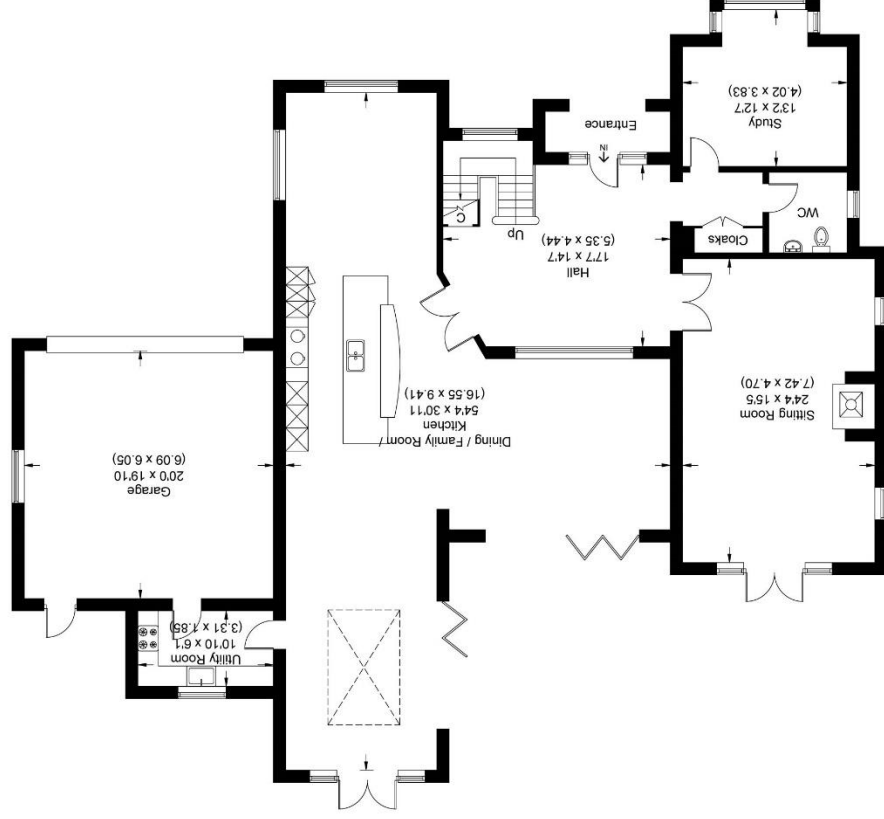
***SUBSTANTIAL DETACHED FAMILY HOME
*CONSTRUCTED IN 2018 *FIVE DOUBLE BEDROOMS
(THREE EN-SUITE) *LUXURY FAMILY BATHROOM
SUITE *SPACIOUS ENTRANCE HALL *LARGE OPEN
PLAN KITCHEN/FAMILY/DINING ROOM *LIVING
ROOM *STUDY *LARGE SOUTH FACING REAR
GARDEN *IMPRESSIVE GATED DRIVEWAY FOR
SEVERAL VEHICLES *DOUBLE GARAGE *0.9 ACRE
PRIVATE PADDOCK OPPOSITE *UNDERFLOOR
HEATING *EPC RATING C *COUNCIL TAX BAND H**



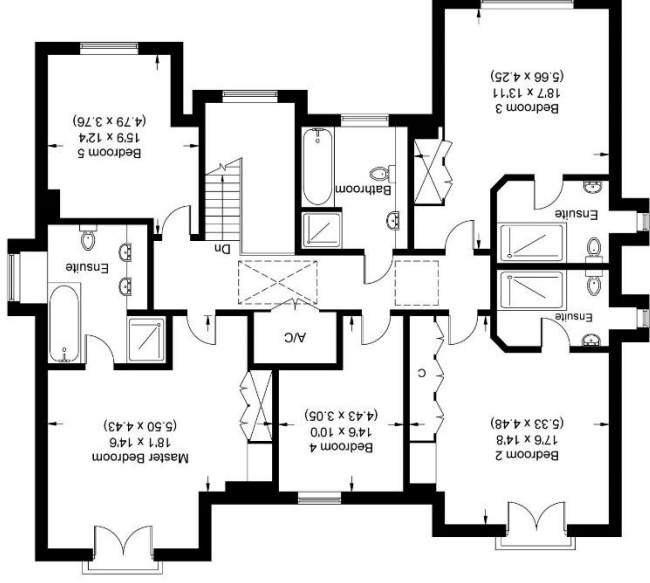


Green Lane Summerson House

Approximate Gross Internal Area 335.67 sq m / 3613.12 sq ft
 (Excluding Garage)
 Garage Area 36.84 sq m / 396.54 sq ft
 Total Area 372.51 sq m / 4009.66 sq ft (including Garage)



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.



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