



Set within approximately 1 acre of mature landscaped gardens Murray House is an impressive detached Victorian Villa. The house and grounds are set back from the main thoroughfare and enjoy a high level of seclusion, access from Muirhall Road through twin tower gate onto a beautiful rhododendron lined drive leading to the main courtyard car parking drive and turning area. The house built in the late Victorian era has retained a high level of its period features which merge seamlessly with the modern additions of recent years. The entrance hallway is most inviting and features a sweeping hand crafted balustrade and staircase with an open gallery on the upper floor landing. All the public rooms and bedrooms are generous in size most having views over the gardens to open fields beyond. There are many charming features throughout the house which must be viewed to be fully appreciated. The house is heated from a gas fired central heating boiler backed up by open fire and multi-fuel stove in two of the public rooms as well as

an oil fired AGA in the Laura Ashley designed dining kitchen. There are adaptable rooms on both floors and a bonus area is a cellar divided into three separate handy storage areas.

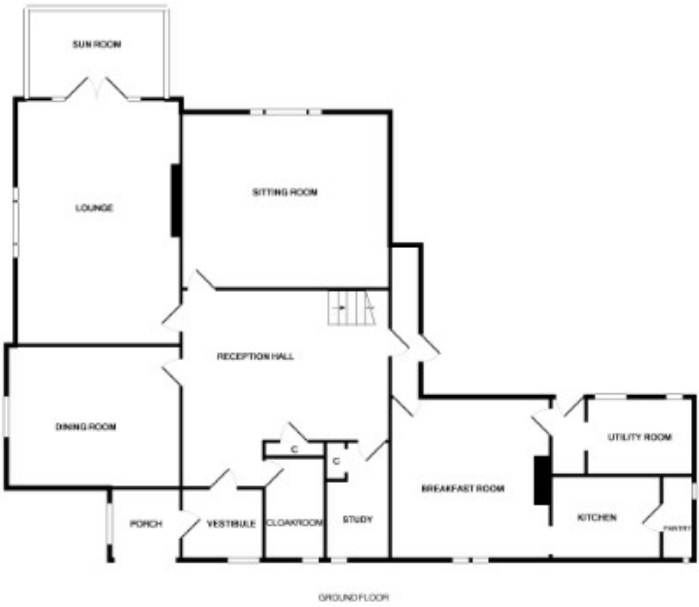
Externally there is a single garage with power & light well-tended terraced gardens with mature trees shrubs and vegetable garden, a sun terrace, ornamental ponds a summer house with power, established hedge's for extra screening & privacy.

Included within the sale are all integrated kitchen appliances, light fittings, fitted carpets, rugs and the oil fired AGA.

As an incentive the Seller's are willing to cover 50% of the Land and Building Transaction Tax.







Room Dimensions	
Lounge	22'4 x 16'2
Sitting Room/Family Room	20' x 15'9
Dining Room	15'7 x 13'8
Dining Kitchen	15'7 x 14'4
Kitchen	9'10 x 10'0
Laundry Room	10'5 x 6'7
Conservatory	8'7 x 13'5
Bedroom	14'4 x 16'3
Den	15'10 x 9'10
Bedroom	10'4 x 12'10
Bedroom	15'9 x 20'1
Bedroom	14'3 x 17'3
En Suite	5'8 x 6'0
Bedroom	15'7 x 16'9
Study	6'2 x 10'1
Family Bathroom	14'1 x 7'11
Cloakroom	12'1 x 7'1
Entrance Vestibule	6'2 x 7'8







# Thorntons

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**[thorntons-property.co.uk](http://thorntons-property.co.uk)**



4 Public



Single Garage



5 Bed



EPC Rating



3 Bath



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.