



**1 The Stables, Lawton Hall Drive
Church Lawton, ST7 3EH
Guide Price £400,000**



INDEPENDENT ESTATE AGENTS

1 The Stables Lawton Hall Drive, Church Lawton ST7 3EH

Stephenson Browne are delighted to bring to the market what we believe to be one of the most striking and unique homes that form part of this prestigious development known as 'The Lawton Hall Estate'. This quite remarkable property is one of just thirty four dwellings with the Hall itself forming a stunning focal point to a project that was completed in 2002 and which boasts a glorious rural setting and a distinguished tree lined approach. Those who view will be surprised to find that the dwellings are of modern construction because the vast array of traditional touches reflects tremendous credit on the builder to replicate a previous era. There are superb high moulded skirting boards, intricate architraves, sash windows, and splendid coving all successfully combined with more contemporary ideals such as polished chrome light switches and plug sockets as well of course, as top quality Kitchen and Bathrooms fittings – Villeroy and Bosch being found throughout the bathroom suites. Built on the original stable block to Lawton Hall, the sale of 1 The Stables is an opportunity not be missed and we can't stress enough how important a viewing is, not only to appreciate all that this property has to offer itself, but also of course the location it sits within. The home which has recently undergone decoration internally and externally is the only one of its kind to deliver unique living accommodation to the ground floor by the way of a stunning and versatile sun room which overlooks the courtyard. In brief, the rest of the accommodation comprises; large dining hall, living room enjoying the aspect over the garden, fitted kitchen, three double bedrooms, en-suite and family bathroom. Off road parking, double garage with electric doors and an enclosed walled rear garden are further benefits of this lovely home.



Entrance / Dining Hall

A welcome approach via a black painted door to front elevation, two radiators, plug sockets, two wall lights, ceiling light, under stairs storage cupboard.

WC

Low level WC, Wall mounted sink, part tiled walls, tiled flooring, radiator and ceiling light.

Living Room

16'6 x 17'2 (5.03m x 5.23m)

French doors out to side elevation, two windows to side elevation, two radiators, ceiling light, Gas fireplace and plug sockets.

Kitchen

12'6 x 21 max (3.81m x 6.40m max)

Sealed doubled glazed window to side elevation, Range of wall and base units, built in dishwasher, seperate fridge freezer, Neff oven, Neff microwave, Neff 5 ring hob and Neff extractor fan integrated. Room for american style fridge freezer, one and a half bowl stainless steel sink, part tiled walls, tiled flooring, spotlights, plug sockets and radiator. Door to storage cupboard with Potterton Powermax HE boiler.

Sun Room

27 x 9 (8.23m x 2.74m)

Three double French doors, beamed ceiling, three wall lights and plug sockets.

Landing

uPVC window to rear elevation, two wall lights and radiator.

Bedroom One

16'8 x 15'2 (5.08m x 4.62m)

Sealed unit double glazed window to side elevation, built in wardrobes and dressing table, and bedside drawers, radiator, plug sockets, TV point.

Bedroom Two

14'11 x 11'9 (4.55m x 3.58m)

Sash window to front elevation, radiator, two ceiling lights, plug sockets, walk in wardrobe with radiator, access to en-suite.

En-Suite

Cubicle with multi jet shower, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls and tiled flooring.

Bedroom Three

12'3 x 12'4 (3.73m x 3.76m)

Sealed double glazed window to side elevation, radiator, ceiling light, plug sockets and loft access.

Bathroom

Sealed double glazed frosted window to side elevation, panelled bath, wall mounted WC, wall mounted sink, heated towel rail, shower cubicle with power shower, part tiled walls, tiled floor.

Double Garage

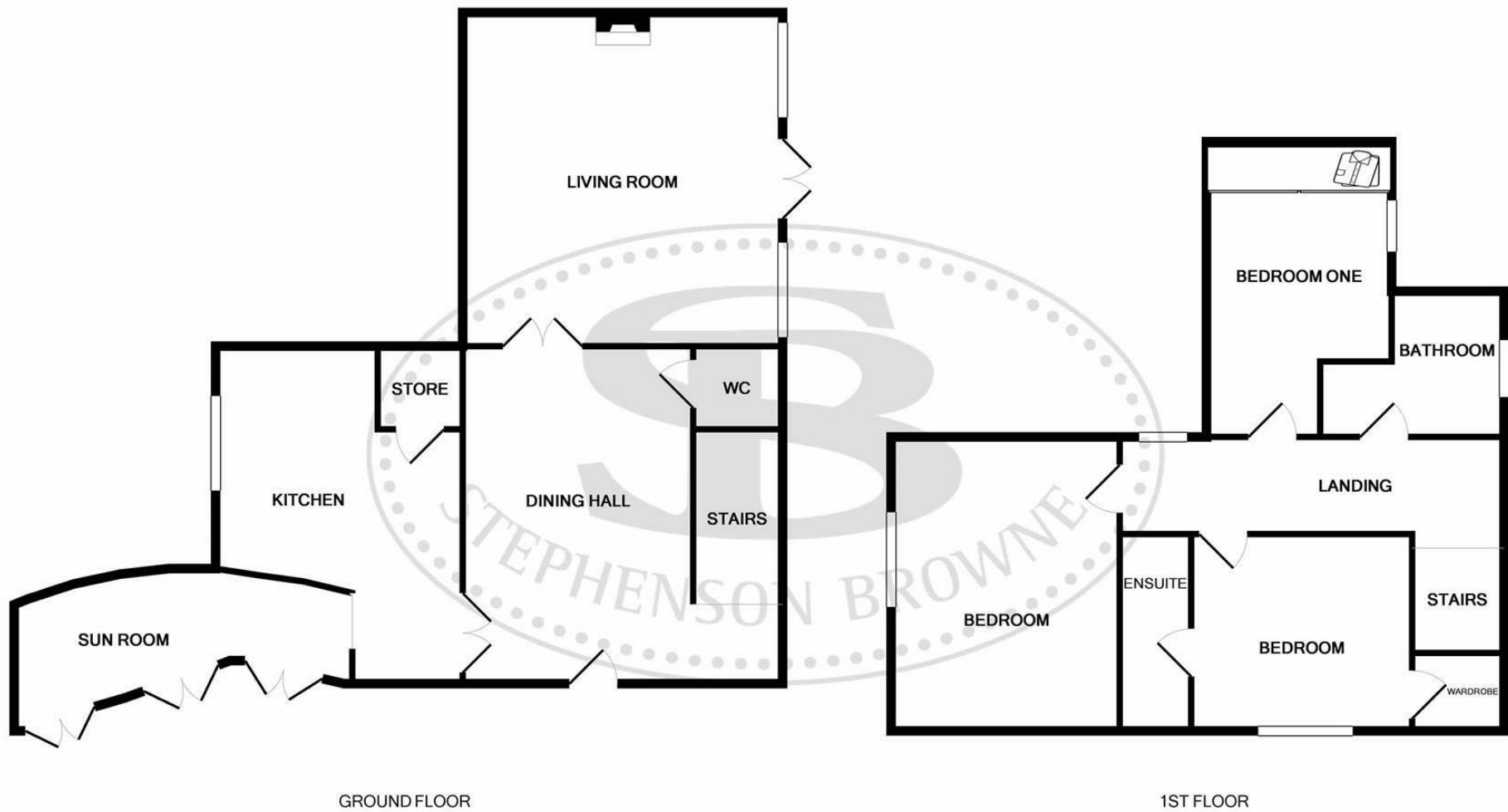
17'4 x 17'6 (5.28m x 5.33m)

Separate double garage, electric doors, electricity, ceiling light, water tap.









Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not energy efficient - higher running costs	
71	80
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	