



- 5 Bed Detached House of approx. 4500 sq.ft
- Sitting Room with Vaulted Ceiling
- Cinema Room, Playroom & Utility Room
- Landscaped Gardens, approx 0.4 acres

- Beautifully Appointed & Presented
- Games Room with Snooker Table
- 3 En-suites & Luxury Family Bathroom

- Deceptively Spacious Family Property
- Dining Kitchen & Garden Room
- Double Garage & Electric Gates

A rare opportunity to purchase a deceptively spacious family home, with delightful gardens incorporating the River Pont and views across open countryside. This detached house has been sympathetically modernised and attractively decorated by the current owners and provides versatile accommodation totalling around 4500 sq.ft. Set within grounds of approximately 0.4 acres and positioned in a secluded road within the Darras Hall estate.

Accommodation comprises; impressive entrance hall with cloaks WC, walk-in cloakroom and recently fitted utility room with access to the integrated double garage housing the newly installed gas central heating boiler. The central hall incorporates the staircase with large two storey feature window with door to the study/playroom. An inner hall with contemporary glazed wall leads to the Kitchen and cinema room with projector and pull down screen. The kitchen is fitted with a good range of units with granite worktops and fitted appliances and has a dining area which opens to the garden room with glazed windows offering views of the garden and river. The sitting room with its half vaulted ceiling and fireplace has door to the games room with full sized snooker table and drinks bar. From the spacious landing the master suite with walk through dressing room with fitted wardrobes and bedroom with french doors to the roof terrace with spiral staircase. Two further bedrooms have en-suite facilities one with balcony. Two further bedrooms benefit from the use of the luxuriously appointed family bathroom.

Externally
Approached to the front via a large block paved driveway providing parking for several cars and entered via stone pillars with electric gates. Attractive stone arches form a covered portico with courtesy lighting. The rear garden provides a large patio with play area and pond. This landscaped gardens are planted with a range of shrubs and trees and a decked footbridge over the River Pont to a further lawn area.

Entrance Hall 11'6" x 9'6" (3.51m x 2.91m)

Central Hall 13'10" x 16'3" (4.24m x 4.96m)

Cloaks WC

Study / Playroom 9'8" x 18'6" (2.97m x 5.66m)

Sitting Room 13'10" x 17'10" (4.23m x 5.45m)

Garden Room 7'9" x 26'0" (2.37m x 7.95m)

Games Room / Bar 21'9" x 16'8" (6.65m x 5.09m)

Cinema Room 13'2" x 24'0" (4.02m x 7.33m)

Kitchen & Dining Area 26'7" x 10'7" (8.12m x 3.25m)

Laundry Room 11'10" x 6'11" (3.63m x 2.11m)

Utility Room 7'3" x 15'10" (2.21m x 4.84m)

Garage 16'5" x 16'5" (5.01m x 5.02m)

Bedroom One 9'8" x 16'6" (2.95m x 5.03m)

Dressing Room 17'1" x 12'0" (5.21m x 3.67m)

En-suite 9'10" x 9'6" (3.00m x 2.90m)

Bedroom Two 11'0" x 11'6" (3.37m x 3.52m)

Entrance / Wardrobe Area 6'10" x 6'6" (2.10m x 1.99m)

En-suite 11'1" x 7'9" (3.40m x 2.38m)

Bedroom Three 13'10" x 16'3" (4.22m x 4.96m)

En-suite

Bedroom Four 10'3" x 11'11" (3.13m x 3.65m)

Bedroom Five 12'0" x 12'11" (3.66m x 3.96m)

Family Bathroom 6'8" x 12'8" (2.04m x 3.87m)



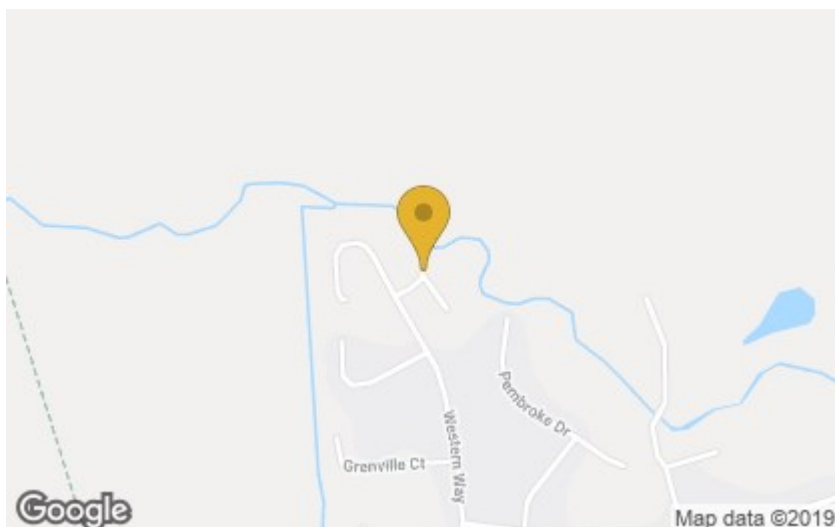
Energy Performance: Current D Potential C

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.