

## 1 Players Court, Oldland Common, BS30 9ED

**£875,000**

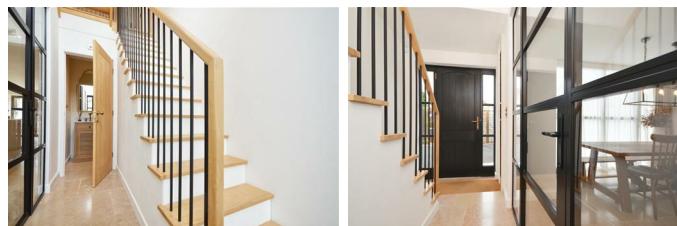
Nestled in the desirable Players Court of Oldland Common, this stunning five-bedroom detached house offers an exceptional living experience. Built in 2021, this executive-style home spans an impressive 2,831 square feet and is arranged over three thoughtfully designed floors, ensuring ample space for family living.

Upon entering, you are greeted by a spacious reception room that flows seamlessly into an open-plan living area, perfect for both entertaining and everyday family life. The ground floor boasts exquisite Mandarin Stone limestone tiling, complemented by the comfort of underfloor heating, creating a warm and inviting atmosphere. The modern black Crittall double glazed windows (bespoke made by a Welsh glazing company) not only enhance the aesthetic appeal but also provide excellent insulation and natural light. A state of the art mesh WiFi system with full strength signal all over the property including outbuilding add to the security of this lovely home.

The heart of the home features bi-folding doors that open onto a beautifully landscaped rear patio, ideal for alfresco dining or simply enjoying the outdoors. The property includes a master suite on the second floor,

Entrance via bespoke handmade front door with glazed side panels into

### Hallway



Bespoke solid ash staircase rising to first floor landing, storage cupboard with shelving, door to cloakroom, black Critial windows with matching side panels into L-shaped open plan living/kitchen area.

### Downstairs Cloakroom



Suite comprising low level w/c, Neptune wash hand basin with marble worktop and mixer taps, storage beneath, part panelled walls, inset spots, extractor, understairs storage cupboard, Mandarin Stone limestone tiles.

### L-Shaped Open Plan Kitchen/Living Area

35'9" x 25'3" (10.92 x 7.71)



Dual aspect windows to front and rear aspects, bi-folding doors to patio and rear garden, inset spots, a Neptune kitchen comprising a range of floor and wall units with solid Quartz worksurfaces over, integrated appliances including fridge freezer, full sized dishwasher, space for a Rangemaster style cooker, bespoke pantry cupboard with Oak cabinetry, pan drawers, central island with double Belfast style sink with mixer taps and Perrin and Rowe hot water tap and

Neptune pendant lights over, ample space for bar stools, alcove storage to the lounge area with antique style shelving, door to

### Utility Area

14'6" x 5'0" (4.42 x 1.54)



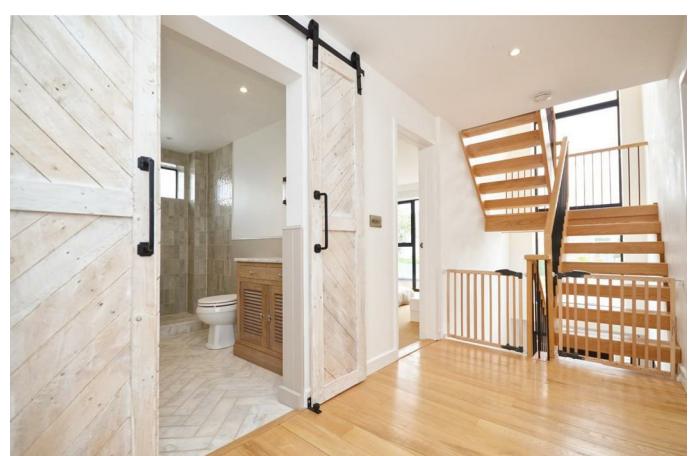
Double glazed obscured glass door to rear garden, further range of wall and floor units units, space and plumbing for white goods including washing machine and tumble drier, storage cupboard housing integrated fridge freezer, tiled sink with bespoke dog wash over, Neptune brick tiled flooring, inset spots, door to

### Boiler Room

Hot water tank, access to underfloor heating manifold with Ariston boiler, further Ideal Logic boiler, shelving.

### First Floor Landing

20'11" x 5'10" (6.40 x 1.78)



Doors to

### **Bedroom Two**

**18'2" x 13'5" (5.54 x 4.09)**



Double glazed picture window to rear aspect, period style radiator, inset spots, wall lights, sliding door to

### **En Suite**



Obscured glazed window to rear aspect, Neptune suite comprising low level w/c, circular sink with brass taps over, marble worksurface with storage beneath, step up into fully tiled shower cubicle with rainfall shower with separate attachment over, inset spots, extractor, wall lights, part panelled walls, tiled flooring, heated towel rail.

### **Bedroom Three**

**16'9" x 13'10" (5.13 x 4.22)**



Double glazed picture window to front aspect, period style radiator, inset spots.

### **Bedroom Four**

**12'5" x 10'6" (3.79 x 3.22)**



Double glazed picture window to front aspect, inset spots, period style radiator.

### **Bedroom Five**

**13'10" x 11'0" (4.22 x 3.37)**



Double glazed picture window to rear aspect, part panelled walls, inset spots, period style radiator.

### **Family Bathroom**

**10'2" x 8'0" (3.10 x 2.45)**



Obscured glazed window to side aspect, Neptune tiled flooring, suite comprising Bayswater London w/c, Neptune sink with marble worksurface over and brass taps over with storage beneath, wall lights, freestanding bath with freestanding tap with separate brass shower attachment, heated towel rail, part panelled walls, fully tiled shower cubicle with central drain and rainfall shower with separate attachment and controls, part fixed glazed shower screen, inset spots, extractor.

## Second Floor Landing 10'10" x 5'7" (3.32 x 1.71)



Picture window to front aspect, door to

## Master Suite 28'11" x 20'7" (8.82 x 6.28)



Double glazed double doors to balcony, two large Velux windows, double glazed windows to front aspect, access to eaves storage, two period style radiators, opening to

## En Suite Shower Room

Agents Note: This room is not finished.

Plumbing, tiled flooring, Velux window, inset spots.

## Balcony



Wrought iron railing, wall lights, enjoying views across the rear garden.

## Outside



The low maintenance rear garden is fully enclosed by stone walling with Porcenia Sahara stone wall cladding, access is via a wooden pedestrian gate. There is an area laid to artificial lawn and raised planted borders containing a mixture of lavender, ground cover and a couple of standard olive trees, a natural limestone patio area is ideal for al fresco dining and entertaining with an outdoor power point and tap.

## Garden/Studio/Office

### 9'1" x 6'6" (2.77m x 1.98m)

(Currently used as a hair salon) Double glazed doors to rear garden, window to rear garden, wood effect flooring, inset spots, electric heater, open shower, area for hanging coats, worksurface area with storage cupboards, door to

## W/C

Obscured glazed window to rear aspect, low level w/c, corner wash hand basin, inset spots, extractor.

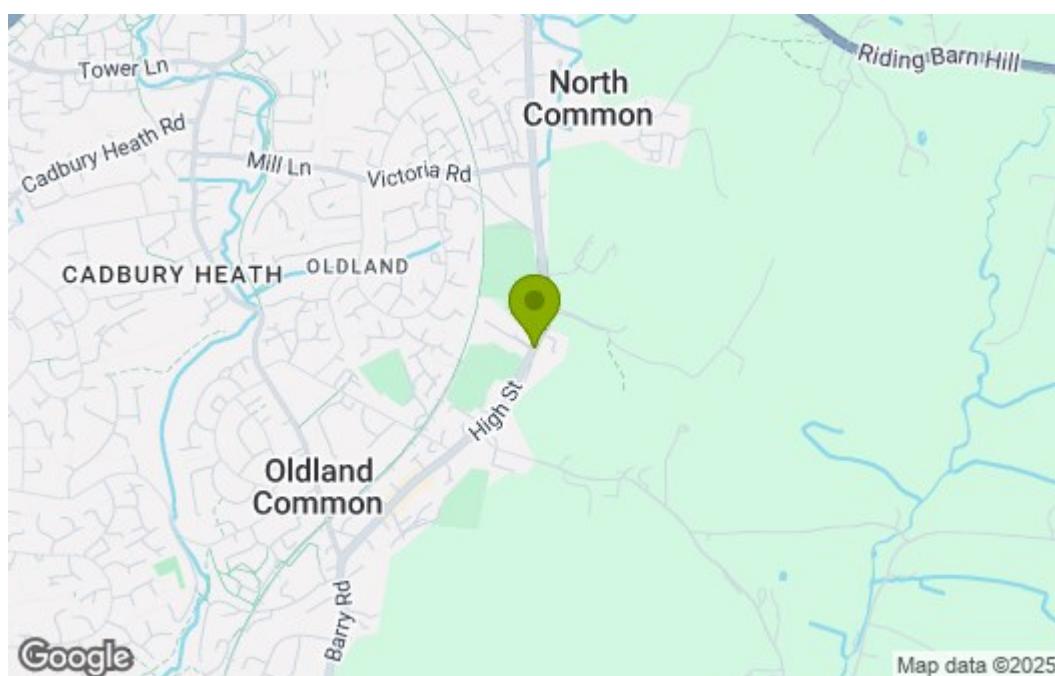
## Directions

Sat Nav BS30 9ED

## Floor Plan



## Area Map



## Energy Efficiency Graph

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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	85
EU Directive 2002/91/EC			

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