



Little Laver Road, Matching Green, CM17

BUTLER & STAG



**Guide Price £1,750,000 -  
£1,850,000**

**Set within approximately 3.17 acres of grounds, this impressive residence offers a rare combination of substantial accommodation and outstanding outdoor amenities, making it an exceptional family home.**



## Freehold

- Detached Family Home
- Spacious Reception Rooms
- Utility Room/Garage
- Planning Permission For Stables
- Four/Five Bedrooms
- Set On 3.17 Acres
- Swimming Pool

Upon entering through the porch, you are welcomed into a generous entrance hall which provides access to the principal reception rooms. To the right, a charming sitting room offers versatility as a library or formal reception, while directly ahead, double doors open into the spacious lounge, a bright and inviting room ideal for entertaining. This in turn leads through to a comfortable snug, providing a perfect retreat for more informal family living.

To the left of the entrance hall, a well-appointed dining room connects seamlessly with the kitchen, creating a natural hub for both family meals and entertaining. From here, a rear porch offers practical access to the outside and through to the garage. The ground floor is further enhanced by a cloakroom, utility room, and a separate guest bedroom which has a number of uses offering privacy and flexibility of use.

The first floor is approached via a central staircase, leading to a landing which serves four well-proportioned bedrooms. The principal suite benefits from its own en-suite bathroom, while the remaining bedrooms are complemented by a generous family bathroom.

The property's exterior is as impressive as its interior. The expansive 3.17 acres of grounds provide a wonderful sense of privacy and space, with sweeping lawns and mature borders. A particular highlight is the outdoor swimming pool, complete with a stylish poolside pavilion and seating area, offering the perfect setting for summer entertaining and relaxation.

This outstanding property combines versatile accommodation with superb outdoor amenities, making it a truly unique opportunity for those seeking a spacious home in a tranquil countryside setting.

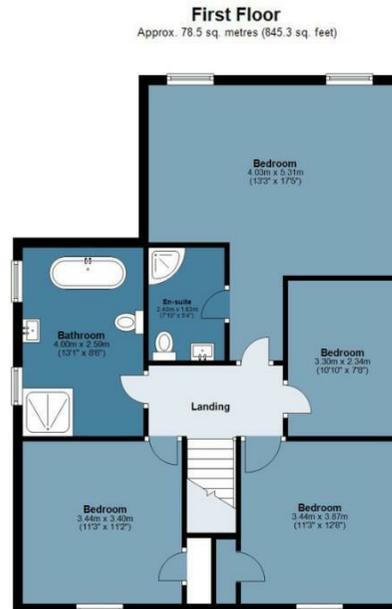




## Little Laver Road

Approx. Gross Internal Area 265.9 Sq M ( 2862.1 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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