



Oak Hill Road, , RM4

BUTLER  STAG



**Guide Price. £1,000.000 -
£1,100.000**

Situated within a highly sought-after location and set behind brand-new electric gates, this beautifully finished four-double-bedroom detached home offers an exceptional blend of character, security and modern luxury.



Freehold

- Stunning Detached House
- Four Bedrooms
- Flooded With Natural Light
- Ample Off Street Parking
- High Specification
- Generous Living/Entertaining Space

Upon entering, a welcoming hallway leads to two generous reception rooms. One provides a cosy retreat centred around a luxury wood-burning stove, while the second offers a bright and sociable open-plan living and dining space overlooking the private garden, complete with bespoke shutters to create a warm and intimate atmosphere when desired.

The heart of the home is the stunning bespoke kitchen by Tom Howley, thoughtfully designed with handcrafted cabinetry, a pantry and a central peninsula/breakfast bar ideal for entertaining. Premium integrated appliances include a BORA Pure induction hob with extractor, Bertazzoni ovens, Neff dishwasher and freezer, Liebherr BioFresh fridge, multiple Liebherr wine cabinets with temperature zones (approx. 80 bottle capacity), and a Quooker PRO3 Flex hot tap. A Shaws double bowl sink and integrated KAELO iceless ice bucket complete this impressive space.

The ground floor further benefits from a study/playroom, separate utility room and a newly installed downstairs WC.

To the first floor are four spacious double bedrooms. One is currently arranged with a bespoke dressing room, offering flexibility for buyers. The newly fitted family bathroom features a freestanding bath, walk-in rainfall shower and Jack & Jill sinks, finished to a high contemporary standard. The loft benefits from natural light via hardwood windows to both elevations and offers excellent potential for conversion (subject to planning).

Externally, the property enjoys private, well-maintained gardens, ample parking, an EV charging point, CCTV security and a garden shed for additional storage.

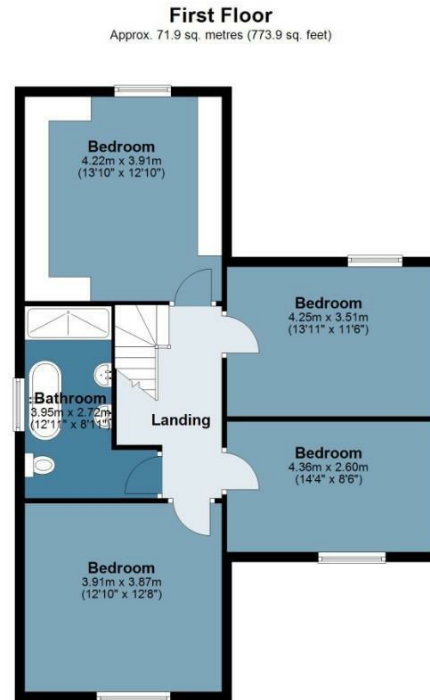
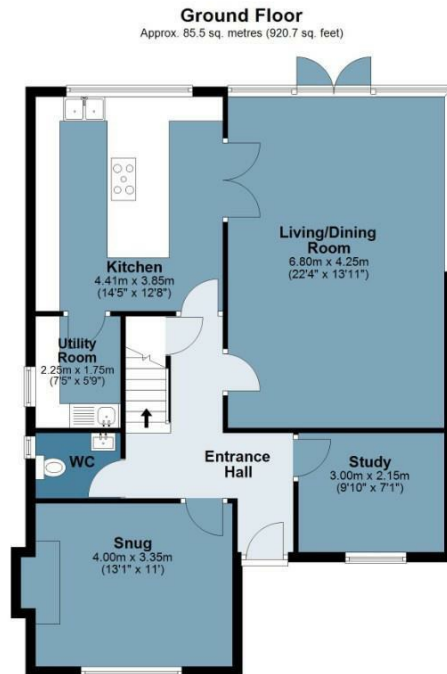




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Approx. Gross Internal Area 157.4 Sq M (1694.6 Sq Ft)

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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.