



ESTATE AGENTS

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**Price £650,000**

PCM welcome to the market CHAIN FREE a rare and highly individual residence of considerable CHARACTER, this exceptional THREE/ FOUR BEDROOM DETACHED HOME occupies one of the area's most EXCLUSIVE and SECLUDED SETTINGS. Originally constructed in the late 1800s as a Coachman's Cottage, the property has been thoughtfully EXTENDED and enhanced over the years to create a SUBSTANTIAL FAMILY HOME that effortlessly combines PERIOD CHARM with modern-day living.

Approached via a GENEROUS PRIVATE DRIVEWAY providing EXTENSIVE OFF ROAD PARKING, the property enjoys a wonderful sense of arrival, surrounded by BEAUTIFULLY LANDSCAPED GARDENS that offer an enviable degree of PRIVACY and TRANQUILITY. The secluded rear garden provides a perfect retreat for both adults and children alike, featuring a BESPOKE industry-standard TREEHOUSE complete with slide, creating a truly magical outdoor space for family enjoyment.

Internally, the accommodation is both versatile and beautifully presented throughout. The PRINCIPLE BEDROOM SUITE offers a peaceful sanctuary, complete with a STYLISH EN-SUITE BATHROOM, while a selection of WELL-PROPORTIONED RECEPTION ROOMS provide flexible living and entertaining spaces, perfectly suited to modern family life. The CONTEMPORARY KITCHEN has been designed with both practicality and sociability in mind, complemented by a beautifully appointed ground-floor family bathroom. Further enhancing the home's versatility is a SPACIOUS LOFT ROOM, ideal as a fourth bedroom, home office, studio, or hobby room, adapting effortlessly to changing family requirements.

A particularly noteworthy feature is the SUBSTANTIAL 50sq/m GARAGE, a rare and valuable addition offering exceptional storage, workshop facilities, secure vehicle accommodation, or exciting future potential, subject to the necessary consents. In addition, there is a smaller wooden GARAGE/WORKSHOP. The property is set behind a walled front boundary with pillars primed for gated access further enhancing the privacy and kerb appeal.

Steeped in history yet perfectly configured for contemporary living, this remarkable former Coachman's House offers a unique blend of CHARACTER, PRIVACY and FLEXIBILITY, in an unrivalled setting. An internal viewing is essential to fully appreciate the lifestyle opportunity on offer.

## **WOODEN PARTIALLY GLAZED FRONT DOOR**

Opening to:

### **ENTRANCE HALL**

Stairs rising to the upper floor accommodation, steps down to the main living accommodation, large storage cupboard, double glazed bay window, radiator, coving to ceiling, doors to:

### **LIVING ROOM**

15' x 13' (4.57m x 3.96m)

Triple aspect with double glazed window to the front aspect, double glazed bay window to rear aspect, wooden partially glazed bi-folding doors to the conservatory, two double radiators, coving to ceiling, wall lighting, spiral staircase leading to a bedroom, door to dining room.

### **CONSERVATORY**

14'5 x 11'4 (4.39m x 3.45m )

Double glazed windows to front and side elevations, double glazed French doors opening to the gardens and grounds, tiled flooring, radiator. Offering a lovely space to enjoy views over the garden.

### **DINING ROOM**

13'5 x 10'5 (4.09m x 3.18m )

Dual aspect with double glazed bay window to front aspect, double glazed box bay window with window to seat to rear aspect, wood laminate flooring, coving to ceiling, dado rail, fireplace, radiator, wall lighting.

### **KITCHEN-BREAKFAST ROOM**

13'8 x 9'9 (4.17m x 2.97m )

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with double oven and grill below, fitted cooker hood over, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine and dishwasher, integrated fridge freezer, part tiled walls, wood laminate flooring, ample space for breakfast table, radiator, dual aspect with double glazed windows to front and side elevations having views over the gardens and grounds.

### **BATHROOM**

Corner panelled bath with mixer tap and shower attachment, low level wc,

pedestal wash hand basin, additional storage space, aquaborded walls, down lights, extractor for ventilation and wood effect LVT flooring.

### **FIRST FLOOR LANDING**

Two double glazed windows to rear aspect, radiator, access to:

### **MASTER BEDROOM**

14'1 x 13'3 (4.29m x 4.04m)

Built in wardrobe, coving to ceiling, double radiator, wall lighting, dual aspect with double glazed window to side having views over the gardens and grounds, further double glazed box bay window to side aspect, door to:

### **EN-SUITE**

Walk-in shower, low level wc, vanity enclosed wash hand basin with ample storage set beneath, wood flooring, radiator, down lights, extractor for ventilation, double glazed obscured glass window to rear aspect.

### **BEDROOM**

10'3 x 9'9 (3.12m x 2.97m)

Fitted wardrobe, radiator, double glazed window to front aspect.

### **BEDROOM**

13'3 x 6'8 (4.04m x 2.03m)

Radiator, double glazed window to front aspect.

### **LOFT ROOM/ FOURTH BEDROOM**

13'5 x 13'2 (4.09m x 4.01m)

Accessed via the spiral staircase from the living room. Radiator, wood flooring, dual aspect with double glazed windows to front and side aspects.

### **GARAGE**

16' x 9'9 (4.88m x 2.97m)

Window and door to side aspect, double opening wooden doors to front aspect.

### **GARAGE TWO**

40' x 12'8 (12.19m x 3.86m)

Block built with apex roof, up and over door, slate roof, window to side aspect, double opening doors to rear aspect, fitted racking that can be removed is necessary.

### **GARDENS AND GROUNDS**

Offering a private and secluded position set behind a walled front boundary, there are two rendered pillar's primed for gates and a walled front boundary. There is a shingle/ pea beach drive offering ample off road parking and providing access to the two garages. Fenced boundaries, plenty of trees down the right hand side boundary, area of lawn, area laid with bark and having smaller planted trees. There is a block paved pathway providing access to the front door, further areas of lawn and established planting, a well-manicured hedged boundary, children's play area with slide, gated access to a further area of block paving and a lovely ancient Olive Tree.

### **LARGE SUMMER HOUSE**

20' x 10'7 (6.10m x 3.23m)

Decked veranda, power and light, timber construction, French doors and windows, rubber roof for longevity.

Council Tax Band: E

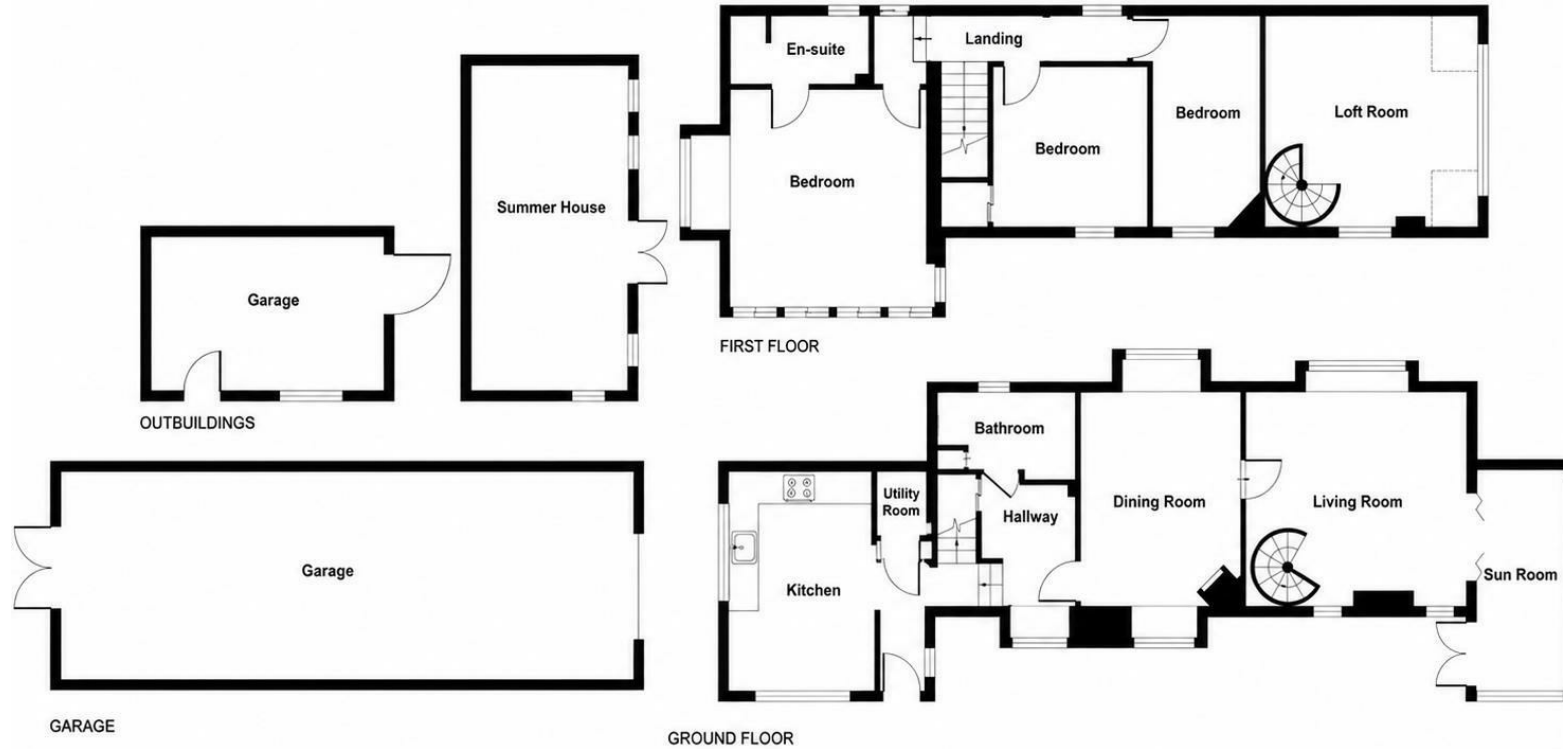






# Oaklea Rest

Approximate Gross Internal Floor Area  
2412 sq. ft / 224.08 sq. m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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