



Roundwood Park Harpden, AL5 3AQ

A spacious and beautifully presented family home located in the heart of the sought after area of Roundwood, within catchment of excellent schools. This fine home boasts generous room proportions over three floors with high quality interior specification throughout. Including the garden studio and garage the property exceeds 4700 sq.feet of accommodation. The house also enjoys a fabulous principal bedroom with dressing room and en-suite. The house occupies a mature plot with private front garden with detached garage and delightful rear garden with garden studio

Guide price £2,850,000

Roundwood Park

Harpden, AL5 3AQ



- Superb & spacious family home over 3 floors
- Luxury bathrooms and ensuites on all floors
- Mature and private landscaped rear garden with out door kitchen
- Air conditioning to Bed1, 6 & 7 along with Kitchen/dining/Family room
- Impressive and fully bespoke fitted kitchen/dining/family room
- Beautifully appointed with high quality interior fittings
- Garden Studio/Home office to rear
- Generous room proportions throughout
- Located in the heart of Roundwood and catchment for excellent schools
- Detached garage & ample off street parking

Entrance Hall

Cloakroom

Sitting Room

26'0" x 11'9" (7.95m x 3.60m)

Play Room

15'5" x 11'1" (4.71m x 3.38m)

Kitchen/Dining/Family Room

29'5" x 25'2" (8.98m x 7.68m)

Utility Room

16'7" x 9'7" (5.07m x 2.93m)

Study

15'10" x 15'1" (4.85m x 4.60m)

Bedroom One

19'10" x 19'0" (6.06m x 5.80m)

En-suite Shower Room

Bedroom Two

15'1" x 12'5" (4.62m x 3.81m)

Bedroom Three

12'5" x 11'5" (3.81m x 3.50m)

En-suite Shower

Bedroom Four

12'6" x 9'9" (3.83m x 2.98m)

Bedroom Five

11'8" x 9'6" (3.56m x 2.91m)

Family Bathroom

Bedroom Six

20'1" 13'3" (6.14 4.06)

Bedroom Seven/ Reception

20'1" 16'10" (6.14 5.15)

Garden Studio / Home Office

21'4" x 12'2" (6.51 x 3.72)

Garage

17'6" x 17'6" (5.34 x 5.34)





Floor Plan

Roundwood Park

Approximate Gross Internal Area = 374.9 sq m / 4035 sq ft

Garden Studio / Garage = 57.3 sq m / 617 sq ft

Reduced Headroom = 4.9 sq m / 53 sq ft

Total = 437.1 sq m / 4705 sq ft

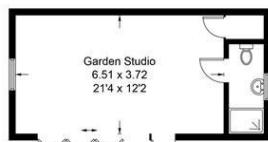
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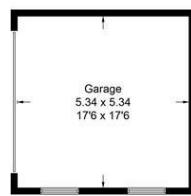
[dashed box] = Reduced headroom below 1.5m / 5ft



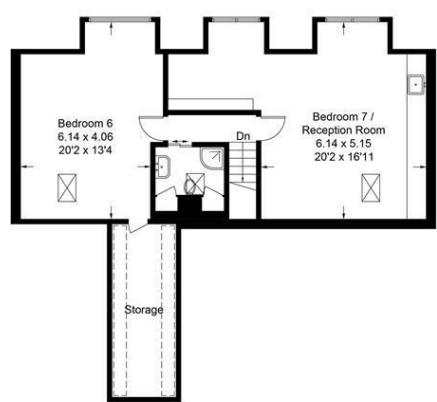
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1203332)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-80) B			
(69-68) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		72	78
EU Directive 2002/91/EC			

England & Wales

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

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