











"Luxurious Elegance"

This Charles Church property provides accommodation which benefits from a stylish loft conversion occupying the entire top floor adding an exciting dimension to the property. Desirably located on The Paddocks with a dedicated green space to the front providing a pleasant approach to the property. The accommodation comprises reception hall, guest WC, living room with a feature Ingle Nook fire place, formal dining room, study, conservatory, modern fitted kitchen/dining room with integrated appliances and a utility room. The first floor landing leads to a bathroom and five bedrooms with two en suite shower rooms. The master suite is a beautiful room allowing for a dressing area and an ensuite which offers views over neighbouring countryside and an ensuite with a two person bath. The rear garden is landscaped with a lawn, planted borders, paved patio with a private timber decked court yard to the side where the hot tub can be enjoyed!

Set within a lovely residential enclave within Stanion the impressive detached accommodation has been extended with an impressive roof conversion and also a conservatory.

The interior is beautifully presented and provides 2500 square foot of living accommodation over three floors.

The accommodation comprises reception hall which is welcoming and airy featuring a solid oak floor, storage/cloak cupboard and a dog leg stairs case rises to the first floor landing. There is a guest WC situated off from the hall.

From the hall there is direct access to the kitchen/breakfast room, living room, dining room and the study.

The living room is dual aspect and features an inglenook style fire place with brick return, oak beam and a wood burning cassette stove inset. French doors open into the conservatory which overlooks the rear garden with doors lead out. There is a feature stone tiled floor and concealed roof blinds which can be drawn on bright days.

There is a formal dining room, ideal for entertaining while the study features a solid oak floor and a fitted range furniture including a desk top, drawers, storage cupboards an also plinth/shelving storage.

Refitted to a high standard the kitchen/breakfast room offers a stylish range of wall and base level units with Silestone work surfaces and upstands incorporating a sink with drainer and mixer tap. There is a freestanding range cooker with extractor hood, integrated dishwasher and a island/breakfast seating area. Porcelain tiled floor which extends through to the utility room

There is a separate utility room which provide access onto the side/rear garden area, this room comes with matching units and work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is space and plumbing for washing machine and tumble dryer.

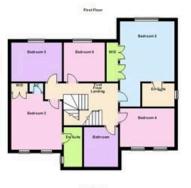
Stairs rise to the master suite from the first floor landing.

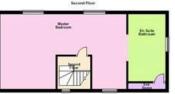
From the first floor landing there is the main family bathroom and five bedrooms. The bathroom includes side panel bath, separate shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.











- Living Room 22' 3" x 11' 2" (6.78m x 3.40m)
- · Kitchen / Breakfast Room -13' 8" x 11' 9" (4.17m x 3.58m)
- Bedroóm Two 12' 10" x 11' 9" (3.91m x 3.58m)
- Bedroom Four 11' 10" x 8' 4" (3.61m x 2.54m)
- Bedroom Six 9' 9" x 7' 6" (2.97m x 2.29m)

- Formal Dining Room 11' x 11' (3.35m x 3.35m)
- Utility Room 7' 8" x 5' 7" (2.34m x 1.70m)
- Bedroom Three 12' 1" x 11' 9" (3.68m x 3.58m)
- Bedroom Five 10' 10" x 7' 5" (3.30m x 2.26m)
- Master Suite 26' 11" x 11' 10" (8.20m x 3.61m)

