## **GRACELANDS**

**SOLE AGENT** 



5 BEDROOMS **3**BATHROOMS

4,911

1.6
ACRES

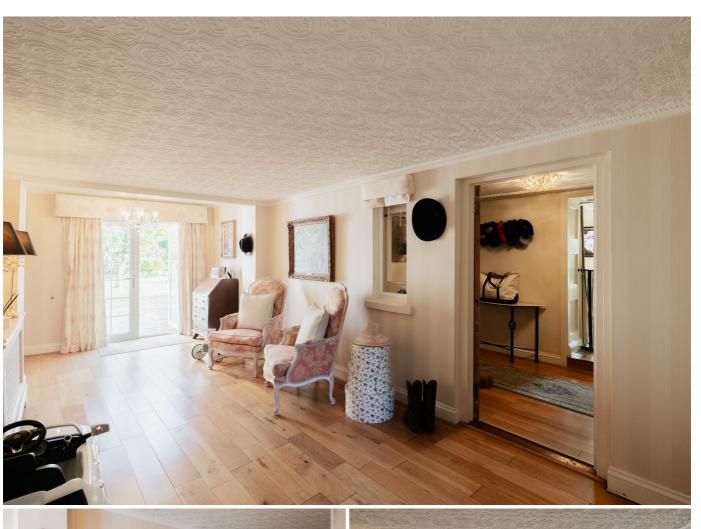
## £3,500,000 TRINITY

Discover this elegant five-bedroom, three-bathroom family residence, perfectly combining timeless character with spacious living. Situated in a desirable location, this substantial property is designed for both family comfort and entertaining. Inside, the home boasts multiple reception rooms, offering versatile spaces for relaxation, dining, and hosting. The interiors are filled with natural light, showcasing charming features throughout. The highlight of the home is the large primary bedroom suite, complete with its own private balcony that overlooks the beautiful, landscaped gardens — the perfect retreat at the end of the day. There are a further two double bedrooms on the first floor (one being en-suite) and a house bathroom. The top floor caters an additional two bedrooms, perfect for children or a dedicated office space. Externally, the extensive gardens provide plenty of space for children to play, outdoor dining, or simply enjoying the peace and privacy of this unique...





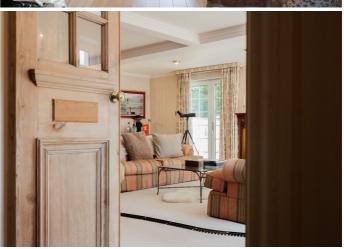


































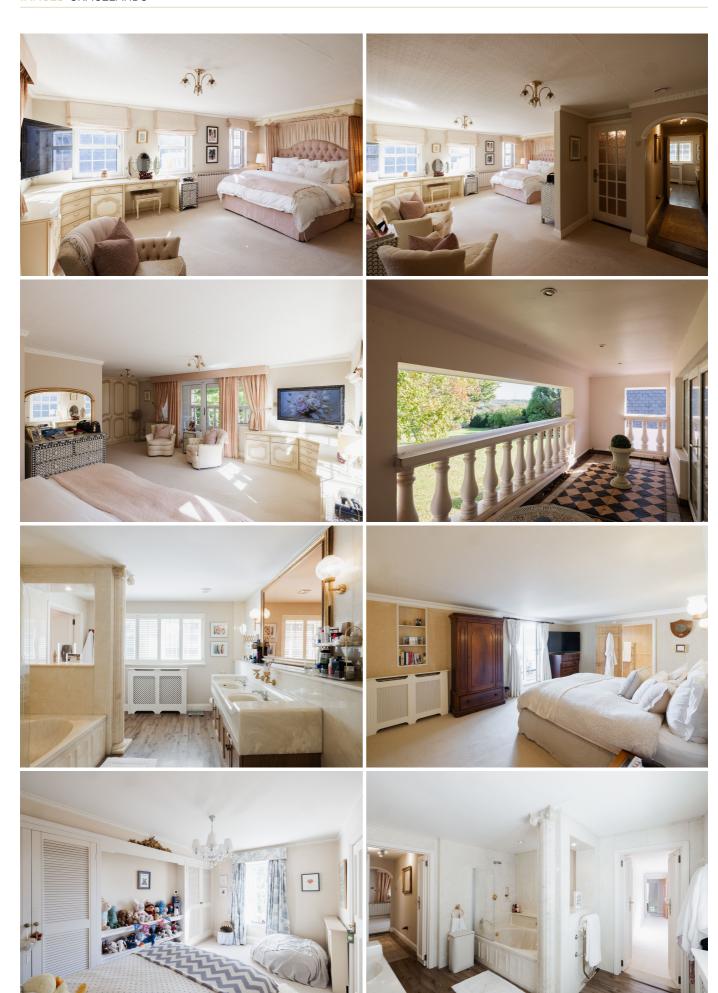


















GROUND FLOOR		KEY FACTS
Utility Room	10'8 x 6'6	Extensive garden with room for a swimming pool and tennis court
Kitchen	23′2 x 10′1	Large primary suite with private balcon
Conservatory	22'5 x 11'11	Double garage plus ample parking
Dining Room	16′8 x 10′8	Five bedrooms, three bathrooms
Snug Room	16′8 x 15′8	Multiple reception rooms
Living Room	24'4 x 16'8	Detached family home
Drawing Room	24'11 x 22'8	Private gated entrance
WC	5′3 x 4′4	-
Cloakroom	6′6 x 4′6	SERVICES
FIRST FLOOR		Mains water
TIKSTTLOOK		Mains drains
Bedroom 3	16′8 x 11′3	HEATING
Bathroom	10'9 x 6'10	Oil fired central heating with radiators
Bedroom 2	19'11 x 11'3	· ·
En-Suite 2	11′3 x 6′6	PARKING
Primary Bedroom	22'8 x 18'1	Large double garage
En-Suite	11′8 x 11′7	Parking for four plus vehicles
Study	9′10 x 6′11	EXTRA INFORM
SECOND FLOOR		Plenty of scope for further additions such as a tennis court and swimming
Loft Room	30'7 x 29'9	pool
Bedroom 5	10'8 x 9'9	Opportunity to extend the property subject to planning
Bedroom 4	10'8 x 9'9	
		INCLUSIONS

As per inventory

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

## £3,500,000



