## Floorplan

**Approximate Gross Internal Area**
Main House 1.706 sq. ft / 158.51 sq. m
Outbuilding 310 sq. ft / 28.84 sq. m
Total 2,017 sq. ft / 187.35 sq. m




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







Seymours











# 3 Holly Ridge
# Fenns Lane, West End, GU24 9QE

£850,000 Asking Price

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Arrange a viewing: 01483 798969

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## Property details

3 bedrooms

2 baths

EPC Rating C

1706 sq. ft

- Within 775m of Gordon’s School
- Generous Plot Approx. 0.18 of an Acre
- Stunning Open Plan Kitchen/Dining/Living Area
- Semi-Rural Location
- Generous Frontage Providing Off Street Parking For Multiple Vehicles
- Large Outbuilding With Air Conditioning
- Ensuite to Principal Suite
- Living Room with Log Burner

Occupying a generous plot of approximately 0.18 of an acre and enjoying a peaceful position along a quiet lane in West End, this attractive and individual timber framed family home has been significantly extended and remodelled by the current owners to create an impressive amount of versatile living accommodation.

The property has been thoughtfully designed with modern family life in mind, combining a choice of reception rooms with a superb open-plan kitchen/dining space, excellent utility facilities and a substantial detached outbuilding. The location is another particular advantage, with the property situated within approximately 775 metres of Gordon’s School, making it especially convenient for families looking to be close to the school.

The centrepiece of the ground floor is undoubtedly the spacious open-plan kitchen/dining room, which provides a wonderful everyday family and entertaining space. The kitchen is fitted with an extensive range of Shaker-style units providing plenty of storage and preparation space, complemented by a substantial central island with a timber worktop and breakfast-bar seating. Integrated appliances, extensive work surfaces and a large window overlooking the garden complete what is both a practical and attractive kitchen.

The adjoining dining area is particularly impressive, with plenty of room for a large dining table and wide bi-folding doors opening directly onto the rear garden. During the warmer months these can be opened to create a seamless connection between the house, patio and garden, making this a particularly enjoyable space for entertaining and family gatherings.

Away from the kitchen, the house offers a generous and flexible selection of reception rooms. The main sitting room is a comfortable and characterful space, featuring a wood-burning stove together with built-in cabinetry and shelving. An attractive opening leads through to an additional garden/family room, which benefits from windows on several sides and doors onto the garden, allowing plenty of natural light into the room. This provides excellent flexibility as a playroom, family room, music room or more informal sitting area.

There is also a further reception room currently arranged as a dedicated home office, complete with fitted storage and workspace. With home working now an important consideration for many buyers, having a separate room away from the principal living areas is a valuable addition and could equally be adapted for a variety of other uses if required.

The practical side of family life has also been well considered. A separate utility room provides additional storage, a sink and space for laundry appliances, with direct access outside, while a downstairs cloakroom completes the ground-floor accommodation.

Upstairs, the property continues to offer excellent family accommodation with three well-proportioned double bedrooms, all benefiting from built-in wardrobes. The principal bedroom is particularly well appointed and enjoys the additional benefit of its own ensuite shower room, providing a comfortable and private space away from the main family accommodation.

The remaining bedrooms are served by the family bathroom, which is fitted with a contemporary white suite and provides a practical and well-presented space for everyday family use.

The improvements undertaken by the current owners have created a home that feels both spacious and connected, while still retaining defined areas for relaxing, entertaining and working. The neutral décor is complemented by warmer character features throughout, giving the house a comfortable and welcoming feel.

Outside is another of the property's major attractions. Sitting within a plot extending to approximately 0.18 of an acre, the rear garden is considerably larger than might initially be expected and provides an excellent setting for the house. Predominantly laid to lawn, it is surrounded by mature hedging, established trees and planted borders, creating a good degree of privacy and an attractive outlook from the principal living areas.

Immediately adjoining the house are areas for outdoor seating and entertaining, providing plenty of space for a table, barbecue and garden furniture. Further into the garden is an additional raised decked area, while the size and layout of the garden leave ample room for children to play.

At the far end of the garden is a substantial detached outbuilding, which has been finished internally to create an excellent additional living/leisure space and also benefits from heating and air conditioning. Currently arranged as a comfortable entertainment room, its size and separation from the main house make it incredibly versatile. It could be ideally suited as a games room, gym, studio, teenagers' den or substantial home office, depending on a buyer's requirements.

Overall, this is a superb and highly adaptable family home where the current owners have successfully extended and remodelled the original property to provide considerably enhanced living accommodation. The combination of the quiet lane setting, approximately 0.18-acre plot, three double bedrooms, multiple reception spaces, impressive kitchen/dining room, large garden and air-conditioned outbuilding gives the property a great deal to offer.



Close to Gordon’s School





Large Outbuilding with Air Conditioning



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