









Standing on approximately a **QUARTER OF AN ACRE PLOT** with beautiful, **MATURE GARDENS** this individual home, designed by the current owner and constructed approximately 21 years ago offers **GENEROUS FAMILY ACCOMMODATION** in excess of 3,300 square feet.

**Offers Over: £1,175,000 Freehold**

This spacious home features ample living space spread over three floors and includes six large bedrooms, three of which have en-suite bathrooms, along with a family bathroom. On the ground floor, you will find a generous kitchen, dining, and sitting area, a spacious lounge, and a separate dining room. Additionally, there is a sizeable utility room, a cloakroom, and a study, as well as an attractive conservatory accessible from the lounge. The property boasts mature, meticulously maintained grounds with well-stocked gardens, a substantial driveway providing ample parking, and a double garage.

EPC Rating: C 72  
Council Tax Band: G



Collinson  
Hall









Entrance Hall

Cloakroom

Lounge 4.69m x 6.18m (15'5" x 20'3").

Dining Room 4.83m x 3.07m (15'10" x 10'1").

Kitchen/Living/Dining 8.67m x 4.57m (28'5" x 15').

Conservatory 4.52m x 4.30m (14'10" x 14'1").

Study 2.75m x 2.35m (9' x 7'9").

Utility Room

Bedroom 1 7.77m x 4.56m (25'6" x 15').

Ensuite Bathroom

Bedroom 2 6.41m x 4.06m (21' x 13'4").

Ensuite Bathroom

Bedroom 3 3.88m x 3.60m (12'9" x 11'10").

Ensuite Bathroom

Bedroom 4 3.77m x 2.97m (12'4" x 9'9").

Bedroom 5 4.14m x 2.99m (13'7" x 9'10").

Bedroom 6 2.99m x 2.83m (9'10" x 9'3").

Bathroom

Garden

Garage 6.24m x 4.56m (20'6" x 15').











#### PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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