









**A DISTINGUISHED and IMMACULATELY PRESENTED** character residence, offering expansive and elegantly appointed living spaces. Nestled on Upper Heath Road, one of Bernards Heath's most **PRESTIGIOUS** and **EXCLUSIVE NO-THROUGH ROADS**, this exceptional home enjoys a **TRANQUIL SETTING** with the added benefit of residents' parking.

**Guide Price: £1,000,000**

This tastefully extended period residence offers over 1,500 sq ft of beautifully appointed living space, with the heart of the home being a stunning, light-filled kitchen/dining room, a truly impressive space designed for both everyday living and entertaining. Complementing the ground floor is an elegant bay-fronted lounge, an additional versatile reception room, and a stylish cloakroom, all finished to a high standard. Upstairs, the first floor presents four generously proportioned bedrooms, including a luxurious principal suite with a contemporary en-suite bathroom, alongside a spacious and well-appointed family bathroom. Outside, the property enjoys a good-sized, secluded rear garden with a desirable westerly aspect, beautifully stocked with a variety of mature plants, shrubs, and trees. Two patio areas and gated side access complete this delightful home.

EPC Rating: TBC  
Council Tax Band: F



















#### 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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