



PARK LANE, £1,500,000, FREEHOLD

THIS DELIGHTFUL AND SPACIOUS FOUR/FIVE-BEDROOM DETACHED CHARACTER PROPERTY OFFERS A PERFECT BLEND OF CHARM AND FLOW. SET ON A SUBSTANTIAL PLOT WITH PRIVATE GARDENS AND DOUBLE-GATED ACCESS, THE HOME BOASTS GENEROUS-SIZED ROOMS, INCLUDING A PRINCIPAL BEDROOM WITH AN EXCEPTIONAL MODERNISED ENSUITE WET-ROOM AND STUNNING SEA VIEWS FROM THE UPPER FLOOR. THE BRIGHT AND AIRY LIVING SPACES FEATURE A COMFORTABLE LOUNGE, A CONSERVATORY, A SEPARATE DINING AREA AND A GOOD-SIZED RANCH STYLE KITCHEN OVERLOOKING THE PICTERESQUE REAR GARDEN. IDEALLY SITUATED WITHIN WALKING DISTANCE OF THE VILLAGE CENTRE AND ITS AMENITIES, MINUTES FROM THE CLIFF TOP, THIS PROPERTY PROVIDES BOTH CONVENIENCE AND TRANQUILITY. SUBJECT TO PLANNING, POTENTIAL TO BUILD AN ANNEXE OR FURTHER BUILDING.



Winkworth

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The Approach:

Covered entrance porch with coloured tiled flooring, outside courtesy light and solid front door with matching windows to both sides provides access to the:

Entrance Hallway:

A double door built-in close cupboard with hanging rail and two double radiators. Doors off to all ground floor accommodation including door to the:

Living Room:

Triple aspect room with single multi glazed double opening French style doors with matching side screens which open out onto the rear garden, two further windows to the side and double opening French style doors which give access into the Conservatory, four double radiators, three wall light points, television aerial points, an open fireplace with two glazed display cabinets to both sides; tiled plinth and back with wooden Mantle.

Conservatory:

Of part brick and double glazed construction, set under a pitched double glazed roof, a double radiator and power points.

Cloakroom:

A matching suite comprising of low-level WC, a corner wash hand basin, a single radiator, space and plumbing for washing machine and quarry tiled flooring.

Kitchen/Breakfast Room:

Triple aspect room, a wooden edged work surface in part to four walls with a range of farmhouse style base and drawer units below with further matching wall mounted units over, a twin bowl and drainer set to the work surface with mono taps above, integrity fitted Neff dishwasher, hob, Aga, glazed display cabinets, a single radiator and part tiled walls.

Dining Room:

Single glazed window to the front, a double radiator and power points. Dog leg stairs from the entrance hallway provides access to the:

First Floor Landing:

Single glazed window to the rear, a single radiator and a pull down ladder giving access to the attic room.

Principle Bedroom:

Dual aspect room, two double door built-in wardrobes with hanging rails and separate storage cupboards above, a double radiator and power points. Door to:

Ensuite/Shower Room:

Dual aspect room with double glazed window to the rear and further obscure double glazed windows to the side, two double built-in storage cupboards, a matching suite comprising of low-level WC, a vanity wash hand basin with mono taps over and fitted double cupboard below, a double shower cubicle with wall mounted Myra shower, a single radiator with heated towel and adjacent double radiator, part tiled walls and underfloor heating.

Bedroom Two:

Dual aspect room, two double door built-in wardrobes with hanging rail and separate storage space, a single radiator and power points.

Bedroom Three:

A single door built-in cupboard housing the Worcester gas heating and hot water boiler with wall mounted timer switch and controls, an adjacent double built-in airing cupboard housing the hot water cylinder with immersion switch and shelving over and hanging rail to the side, a single radiator and power points.

Bedroom Four:

Single glazed window to the front two double door built-in wardrobes with hanging rails and separate storage space above, a single radiator and power points.

Family Bathroom:

Obscure single glazed window to the side, a matching suite comprising of a vanity wash hand basin with mono taps over, a panelled bath with central taps and shower attachment, a wall mounted ladder style radiator and part tiled walls.

Separate WC:

Obscure single glazed window to the rear and a low-level WC.

Pull down metal ladder provides access to the:

Attic Room:

Dual aspect room with double glazed windows to both rear and side, four double door built-in eaves cupboards with three single door built-in eaves cupboards the attic room has both power and lighting.

Outside:

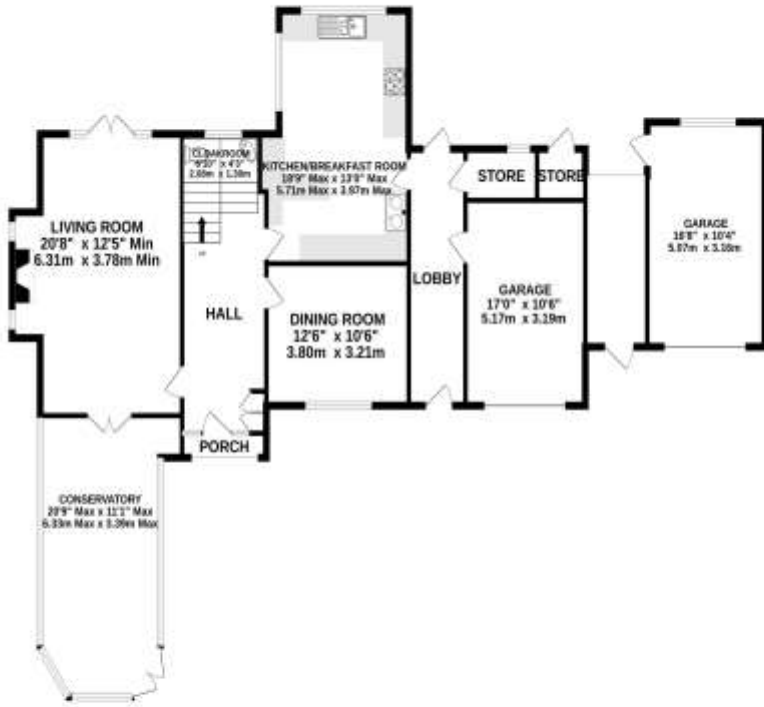
The property is situated on a double plot and is accessed via 2x5 bar gates one leading to a blocked paved driveway with attached single garage and the other access via a tarmac driveway which leads to another attached single garage. There is a small lawn area direct to the front of the property which is bordered by mature hedges and bushes with the remainder being enclosed via timber fencing. There is a large block turning and parking area access to the side and rear of the property from both sides.

Rear Garden:

Enclosed to both sides and rear by timber wooden fencing and surrounded by earth dug borders containing an array of mature shrubs, trees and bushes. There is a further patio area that runs directly across the back of the property and this leads to a large lawn area. There are various outbuildings which include a wooden summer house with pitch tiled roof, a greenhouse with vegetable plots outside and cold water tap and security lighting. There is a covered walkway which is accessed from the front via a wrought iron gate and this leads to a small storage cupboard and the single garage with stable doors at the rear giving access out onto the rear garden, there is access from the rear to an additional storage cupboard with a further solid gate to the front and then access to the other single garage.



GROUND FLOOR
1554 sq.ft. (144.4 sq.m.) approx.



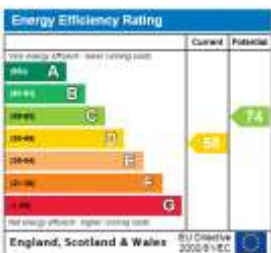
1ST FLOOR
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 2418 sq.ft. (224.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Property Ref: MOS230128
 Water Supplier: Southern Water
 Heating: Worcester Gas Heating
 Broadband: For Supplier and speed we refer to Offcom.
 Coastal Erosion Management in your area- Gov.uk
Shown were correct at the time of printing.



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