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# Brayehurst

Perry's: 10 D2

TRP: 249

Parish: Vale

Price: £595,000



A superb detached listed Victoria Villa set back from the road with in and out entrances.

Spacious reception rooms offering up to five bedrooms over three floors, the family home retains many period original features from the tiled entrance hallway, staircase and crystal chandeliers in the Living/Dining room. Ample parking to the front with attached single garage and rear garden which is south facing all totally enclosed. Situated near to The Bridge and L'ancresse Common and all their amenities. Early viewing is recommended.

Accommodation comprises:- Entrance Hall. Living/Dining Room. Kitchen/Breakfast Room. 5 Bedrooms. Study. Two Bathrooms. Separate WC. Conservatory. Garage. Parking and Garden.

- Detached listed Victoria Villa
- Many period original features
- Five bedrooms over three floors
- Single garage parking and garden
- Spacious reception rooms



Entrance hallway



Dining area

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**Period wooden door with top light over.**

#### **ENTRANCE HALL**

Elegant staircase to first floor half landing. Original mosaic tiled flooring. Under stairs cupboard and dado surround rail. Radiator. Doors to:-

#### **LIVING ROOM 7.44m (24'5") x 4.16m (13'8")**

Twin Upvc sash windows with curtains overlooking front garden. Feature working fireplace with mahogany mantelpiece, marble inset and hearth. Alcoves either side with display shelves. Decorative surround coving. Two ceiling roses with chandeliers under. TV/Sat/Phone points. Twin radiators. Carpet. Upvc double doors and step down into:-

#### **CONSERVATORY 2.94m (9'8") x 2.82m (9'3")**

Upvc double glazed surround windows on low rendered wall. Upvc half door to rear garden. Ceramic tiled flooring. Door to:-

#### **SEPARATE WC**

Upvc obscure glazed window to rear. Two piece suite in white comprising built-in vanity hand basin with cupboards underneath. WC. Ceramic tiled flooring.

**Returning to Entrance Hall doors off to:-**

#### **KITCHEN/DINER 7.20m (23'7") max x 3.04m (10') max**

Upvc windows with blinds to front side and rear gardens. Fully fitted with a range of cream floor and wall units with worktops incorporating a ceramic style drainer sink unit with mixer tap over. Tiled splash backs. Wood laminate flooring. Recessed ceiling lights. Built-in cupboard housing immersion heater. Dado rail. Original fitted glazed cupboard. Appliances include Rangemaster leisure double oven with four ring gas hob and two hot plates above. Belling extractor fan over. Integral fridge/freezer. Integral dishwasher. Stable door to:-

#### **REAR PORCH 1.60m (5'3") x 1.36m (4'6")**

Upvc glazed door to rear garden. Hotpoint washer/dryer. Tiled flooring.

**Back to Entrance Hallway, obscure glazed door to:-**

#### **BEDROOM 5/STUDY 2.69m (8'10") x 2.43m (8')**

Upvc large glazed window with curtains overlooking rear garden. Carpet. Radiator.

**Staircase up to half landing. Obscure half glazed door to:-**



Kitchen



Conservatory



**FAMILY BATHROOM** 2.62m (8'7") x 2.43m (8')

Upvc obscure glazed windows with blinds to front and side. Beautifully presented four piece suite in white comprising panel bath with hand held shower attachment. Corner shower cubicle with Mira shower. Fully tiled. Pedestal hand basin with shelf and lighted mirror over. WC with concealed cistern. Ceramic tiled flooring. Tiled walls with a mosaic pattern surround. Venta Axia fan. Heated towel rail. Recessed ceiling lights. Stairs up to:-

**LANDING FIRST FLOOR**

Staircase to second floor. Carpet. Doors off to:-

**BEDROOM 2** 4.16m (13'8") x 3.89m (12'9")

Upvc sash windows with blinds and curtains overlooking rear garden. Fitted range of bedroom furniture comprising two double wardrobes, cupboards over and a central dressing table with mirror and light over and drawers below. Radiator. Carpet.

**BEDROOM 1** 3.63m (11'11") x 3.42m (11'3")

Upvc sash windows with curtains to front and side. TV/Phone points. Alcove with fitted shelving. Picture rail. Twin radiators. Carpet.

**STORE ROOM/BEDROOM 6** 2.38m (7'10") x 2.12m (6'11")

Upvc sash windows with blinds to front and side. Laminated flooring. Radiator. Ceiling spotlights. (Currently used as a kitchenette with floor units and shelving over).

**Staircase up to half landing, sash window to side, stairs up to:-**

**LANDING SECOND FLOOR**

Access to lift space. Carpet. Phone point. Doors off to:-

**BEDROOM 4** 4.35m (14'3") max x 2.79m (9'2") max

Large Velux window to rear with window to side. Wood laminated flooring. Radiator. Ceiling spotlights. Under eaves storage.

**BEDROOM 3** 4.45m (14'7") max x 2.73m (8'11") max excl recess

Large Velux window to front. Four door run of wardrobes. Carpet. Radiator. Under eaves storage.



Bedroom 1



Bedroom 2



**BATHROOM** 3.74m (12'3") x 2.24m (7'4")

Upvc obscure glazed window with curtains and extractor fan to side. Four piece suite comprising tiled panel bath. Corner shower cubicle with Mira power shower. Pedestal hand basin with tiled splash backs, mirror and shaver / light point over. WC. Carpet. Radiator.



Family Bathroom



Bedroom 3



## EXTERIOR

### FRONT

The property is approached over an in and out gravelled driveway bounded by low granite walls and raised flower beds. Access to the rear garden is by either side of the property.

### GARAGE

Up and over door. Power and lighting.

### REAR

The rear south facing garden is partly laid to lawn, offering a domestic greenhouse and small work shop, ideal for those of you that like growing your own produce and DIY. Mature shrubs and trees with raised flower bed borders and central feature flower bed. Wooden storage shed and summerhouse, ideal for entertaining family and friends over the bbq. Bounded by granite walls and fencing.

### Services:

Mains Electricity, water, drains, oil fired central heating. Wooden doors and Upvc double glazed windows.

### Included in the Sale:

All fitted floor coverings, curtains, blinds, light fittings, all fitted units and appliances as listed.



Bedroom 4



Rear garden

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Viewing is strictly by appointment with Inspired Estate Agents Ltd.  
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