



Crossways, Callow Hill, SN15 5DZ

guide price **£700,000**

**richard
james**



freehold energy
efficiency rating

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WOW!

One of the best properties we have brought to the market in recent years. Deceptively spacious, impeccably kept and with stunning landscaped gardens to say we recommend a viewing would be the understatement of 2024.

The downstairs rooms are generous to say the least having been re-configured by the current owners and offering a wide possibility of layouts.

The Front door leads into a lovely entrance hall with feature tiled floor and lots of space, there is a study which would make a perfect fourth bedroom, a phenomenal living room with dual aspect windows, French doors onto the rear garden and a feature fireplace. This room offers masses of space and could be laid out in different ways to suit each individual family. The kitchen is always the central hub of the home and trust us this one will not disappoint having had a complete refresh and boasting space for a sizable dining table. Further to the ground floor is a utility room and a separate cloakroom.

The first floor has three double bedrooms all with built in storage with the master having French doors giving lovely natural light and an ensuite shower room. There is also an extravagant family bathroom with feature bath and a further separate shower.

Outside there is driveway parking for numerous cars for all the family and expansive lawns. Lots of room for children to play or for the keen gardener. There is a further feature patio and the rear is enclosed by hedging.









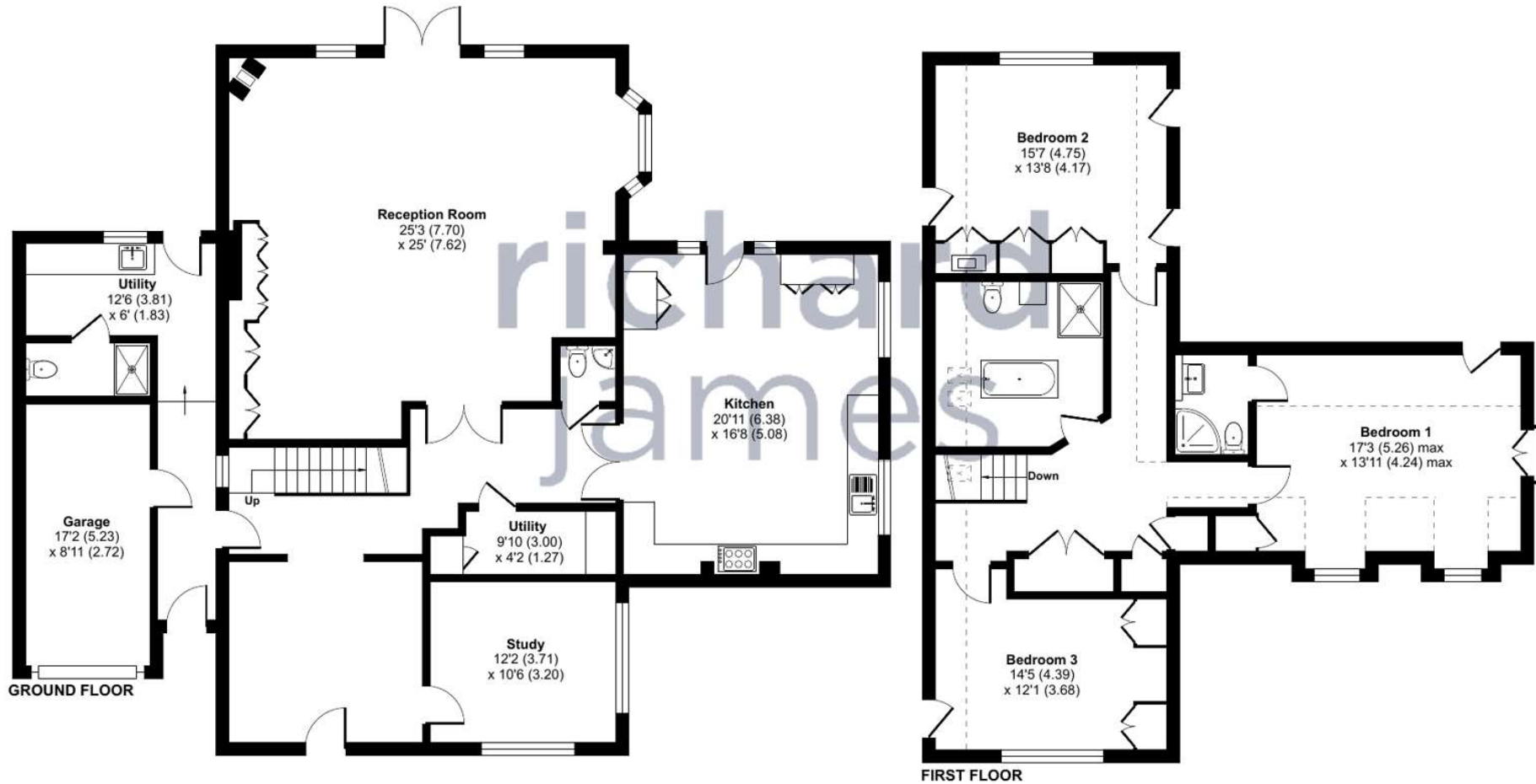


Approximate Area = 2403 sq ft / 223.2 sq m
Limited Use Area(s) = 289 sq ft / 26.8 sq m
Garage = 140 sq ft / 13 sq m
Total = 2832 sq ft / 263 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2024. Produced for Richard James. REF: 1117681

exceptional service

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valuation on your property

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2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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