

BLACKHEATH GROVE

Wondersh



Chantryes
& Pewleys

ESTATE AGENTS



AT A GLANCE

Extended four-bedroom semi-detached home

Approximately 1,638 sq ft / 152 sq m

24'1" kitchen/family/breakfast room

Kitchen island with additional seating

Bright rear extension with rooflights and exposed beams

Separate sitting room and dining room

Ground-floor study/fourth bedroom

Main bedroom with dressing room and en suite shower room

Recently landscaped rear garden with new lawn, planting and patio

Resin off-road parking to the front

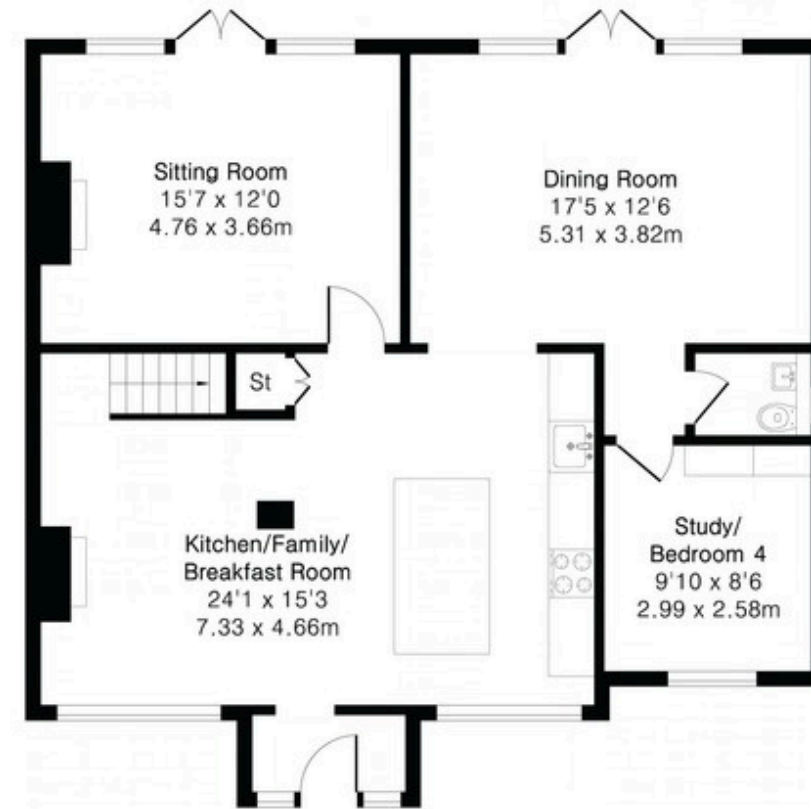
Tenure: Freehold. **Council Tax Band:** E. **EPC:** C



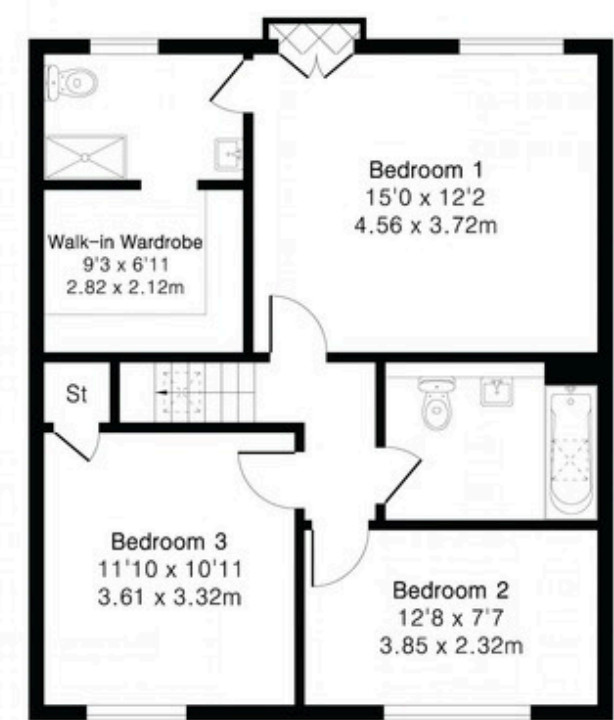
Approximate Gross Internal Area 1638 sq ft - 152 sq m

Ground Floor Area 958 sq ft – 89 sq m

First Floor Area 680 sq ft – 63 sq m



Ground Floor



First Floor

FROM THE AGENT

The extension is what changes this house. It gives the kitchen enough room to become a genuine family space, with distinct areas for cooking, eating and sitting, all opening directly onto a very private garden.

Warmly,

Andy

Andy Moran
Director





HEART OF THE HOME

The extension has transformed the ground floor, creating a 24-foot kitchen/family/breakfast room that has become the natural centre of the house.

The kitchen is arranged around a large island, with Shaker-style cabinetry, timber worktops and a range-style cooker. Beyond, the extended area creates clearly defined places to dine, sit or work, with exposed brick, timber beams and rooflights adding character.

Glazing wraps around the rear of the room and doors open directly onto the patio and garden. It gives the whole space a strong connection outside and allows the dining area to work particularly well when the doors are open.





LIVING ROOM

There is still plenty of separation when it is wanted. The sitting room has a wood-burning stove and its own doors onto the garden, while the substantial dining room provides another completely separate reception space.

A study/bedroom four adds further flexibility on the ground floor, whether used for working from home or as additional bedroom accommodation. Within the room, an additional carpeted and decorated mezzanine provides useful extra space for storage or occasional children's sleepovers.



FIRST FLOOR

Upstairs are three bedrooms, with the main bedroom positioned at the rear overlooking the garden. It has its own walk-in dressing room and en suite shower room.

Two further bedrooms share the family bathroom, while the ground-floor study provides the fourth bedroom when required.





THE GARDEN

The privacy and depth of the rear garden are a significant part of the property, and the outside space has recently undergone comprehensive landscaping.

The work has included re-levelling of the ground, a new lawn and planting, together with new gabion walls to the front and rear. A newly created patio provides a defined area for outdoor dining, with scope for a future outdoor kitchen.

A garden lighting scheme has also been installed, illuminating the planting and flower beds after dark. Further into the garden, a pergola creates another seating area away from the house.

To the front, resin off-road parking creates a smart approach to the house.



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