

# DAVIS ESTATES

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£2,650,000



FREEMAN WAY | EMERSON PARK





Offering luxuriously appointed family accommodation throughout designed by Samantha Wren interiors is this stunning Georgian style family home which absolutely must be viewed personally to be fully appreciated.



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In brief, the accommodation which is set over three floors incorporates six sumptuous bedrooms, four bathrooms and four very well proportioned reception areas.

To the ground floor, the accommodation is set off a fabulous reception hall 22'3" x 19'10" overlooked from galleried landings to the first and second floors. The drawing room measures 20'7" x 17'4" incorporating French doors to the rear garden. There is a separate dining room 20'7" x 13'8", bespoke fitted TV/cinema room 14'1" x 12'1" and a fitted study 13' x 9'2", again with French doors to the rear garden. A particular feature of the property is the bespoke fitted kitchen/breakfast room by David Barham incorporating a large central island, integrated appliances and a separate breakfast area again with French doors to the garden. There is a separate utility room fitted in-keeping with the kitchen 10'6" x 8'9" and two separate ground floor cloakrooms.

Off the first floor galleried landing there are four extremely well proportioned bedrooms including a master bedroom of 20'7" x 17' with fitted walk-in wardrobe 14'1" x 8' and a luxuriously appointed en suite bathroom 10'7" x 9'9" with free standing bath and separate shower. Bedroom two measures 20'7" x 17'4" and also has its own en suite shower room. In addition to which there is a luxuriously appointed family bathroom of 13' x 9'6".

To the second floor there is a further featured galleried landing with sitting area which provides access to two further and very spacious bedrooms, one of which is currently used as a games room and a further family bathroom of 13' x 10'9" again with free standing bath.

Throughout the property there is gas fired central heating via radiators and double glazed sash windows.

As previously mentioned the property has been interior designed throughout by Samantha Wren Interiors incorporating luxurious fittings and decorations which must be viewed to be appreciated.

To the front, the property enjoys road frontage of around 90' retained by walling with railings and two sets of electrically operated gates with entry phone system giving access to a block paved driveway which provides off-road car parking for many vehicles and leads at one side to an attached double width garage of 18'10" x 17'9". Access on either side of the property leads to the secluded south facing and landscaped rear garden which measures around 85' x 60'.

We cannot over emphasize the need for a personal inspection to fully appreciate all that is offered by this stunning family home which is available for completion on or before 1st June 2023.

Ref No. 5241-22 Awaiting EPC. Council Tax band H.



To view please call 01708 476666



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## FEATURES

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Fabulous reception hall 22'3" x 19'10" with porcelain tiled flooring and wide central staircase

Galleried landings to both the first and second floor

Beautifully appointed drawing room 20'7" x 17'4"

Spacious dining room 20'7" x 13'8"

Bespoke fitted TV/cinema room 14'1" x 12'1"

Fitted study 13' x 9'2"

Two separate ground floor cloakrooms

Bespoke fitted kitchen/breakfast room 31'8" x 17' overall by David Barham with large central island and integrated appliances

Separate fitted utility room 10'6" x 8'9"

Luxuriously appointed master bedroom 20'7" x 17' with fitted en suite dressing room 14'1" x 8' and luxury en suite bathroom 10'7" x 9'9" with free standing bath & separate shower

Bedroom two 20'7" x 17'4" with en suite shower room/WC

Comprehensively fitted bedroom three 17'4" x 13'5"

Bedroom four 14'2" x 12'

Luxury first floor family bathroom with separate shower

Second floor galleried landing

Bedroom five 22' x 15'9"

Bedroom six 22' x 12'2"

Second floor family bathroom/WC

Gas central heating via radiators

Double glazed sash windows

CCTV

Sonos system

Interior designed throughout by Samantha Wren Interiors

Road frontage around 90'

In and out driveway

Electrically operated wrought iron gates with entry phone system

Off-road parking for many cars

Integral double width garage 18'10" x 17'9"

Unoverlooked landscaped south facing rear garden

Stunning accommodation throughout

Personal viewing absolutely essential

Available for completion on or before 1st June 2023



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## ACCOMMODATION COMPRISES

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### **PILLARD ENTRANCE PORCH**

Double doors leading to a fabulous reception hall.

### **FABULOUS RECEPTION HALL 22'3" X 19'10"**

Porcelain tiled flooring. Wide central staircase with cupboard beneath leading to the first floor galleried landing. Radiators within cabinets. Double glazed windows to the front. Downlighters.

### **DRAWING ROOM 20'7" X 17'4"**

Feature marble fireplace having a fitted gas fire and twin double glazed windows either side. French doors and further windows to the rear garden. Downlighters. Ceiling speakers. Radiators within cabinets.

### **DINING ROOM 20'7" X 13'8"**

Oak parquet flooring. Double glazed windows to the front. Feature marble fireplace with fitted gas fire and double glazed windows on either side. Downlighters.

### **TV/CINEMA ROOM 14'1" X 12'1"**

Again with the light oak parquet flooring. Custom fitted unit complete to one wall incorporating drawers and cupboards around a central TV space. Surround sound. Contemporary style radiator. Double glazed windows to the front.

### **STUDY 13' X 9'2"**

Oak parquet flooring. Custom fitted wall unit with shelving and storage cupboards. Further matching unit with display top and storage cupboards. French doors to the rear garden. Contemporary style radiator. Door to the kitchen/breakfast room.

### **KITCHEN/BREAKFAST ROOM 31'8" X 17' OVERALL**

Superbly appointed having been bespoke fitted by David Barham incorporating marble worktops with drawers and cupboards beneath and matching eye level units. Large central island incorporating a breakfast bar and further storage beneath. Integrated appliances including two ovens, combination microwave, steam oven, two warming drawers, two dishwashers and tall fridge and freezer units. Double glazed windows to the rear. Open plan to the breakfast area incorporating a wall mounted TV point. Custom fitted drinks cabinet and wine cooler. French doors to the rear garden.

### **UTILITY ROOM 10'6" X 8'9"**

Custom fitted in-keeping with the kitchen. Plumbing for washing machine. Vent for tumble dryer. Personal door to one side. Porcelain tiled flooring.

### **GROUND FLOOR CLOAKROOM**

Large vanity unit having cupboard beneath and low level WC. Radiator within cabinet. Window to the rear. Downlighters.

### **SECOND GROUND FLOOR CLOAKROOM**

Off the reception hall. Low level WC and wash hand basin. Radiator within cabinet. Extractor fan. Porcelain tiled flooring.

### **FIRST FLOOR GALLERIED LANDING**

Double glazed windows to the front. Radiators within cabinets. Full galleried landing with access all around retained by turned balustrading. Downlighters. Recessed stairway rising to the second floor. Entry phone point. Built-in storage cupboard and linen cupboard. Ceiling speakers.

### **MASTER BEDROOM 20'7" X 17'**

Double glazed windows to the rear. Radiators within cabinet. Downlighters. Ceiling speakers. Beautifully decorated. Wall mounted TV point.

### **EN SUITE DRESSING ROOM**

Double glazed windows to the front. Fitted storage to two walls. Radiator within cabinet. Chest unit.

### **EN SUITE BATHROOM/WC**

Luxuriously appointed. Fully tiled in marble to the floor and walls. Contemporary style free standing bath unit with floor mixer, low level WC, twin vanity unit with Villeroy & Boch fittings, marble surround, drawers and cupboards beneath, mirror and lighting above and walk-in shower enclosure with glazed door. Heated towel rail. Downlighters. Ceiling speakers. Double glazed window to the rear.

**BEDROOM TWO 20'7" X 17'4"**

Double glazed window to the rear. Radiators within cabinets. Downlighters.

**EN SUITE SHOWER ROOM/WC**

Travertine tiled flooring. Low level WC, vanity unit and double shower enclosure with glazed door. Double glazed window to the rear. Heated towel rail. Fitted mirror.

**BEDROOM THREE 17'4" X 13'5"**

Double glazed windows to the front. Radiators within cabinets. Extensive range of white high gloss fitted wardrobe cupboards complete to one wall with matching chest, wall mounted TV point and ceiling speakers.

**BEDROOM FOUR 14'2" X 12'**

Currently fitted as a further dressing room with hanging and shelving to three walls. Radiator within cabinet. Double glazed window to the front. Downlighters.

**FAMILY BATHROOM/WC**

Travertine tiled flooring. Large vanity unit with drawers beneath, fitted mirror over, low level WC, panelled bath with marble tiled surround and shower enclosure with glazed door. Heated towel rail. Double glazed window to the rear. Downlighters.

**SECOND FLOOR GALLERIED LANDING**

Hexagonal shaped galleried landing with seating and display area. Double glazed port hole to the front. Radiator within cabinet. Downlighters. Access to the loft space. Walk-in airing cupboard housing a Megaflor system. Further walk-in storage cupboard.

**BEDROOM FIVE 22' X 15'9"**

Laminate flooring. Double glazed windows to the front and rear. Radiators within cabinets. Downlighters. Wall mounted TV point. This room is currently used as a games room.

**BEDROOM SIX 22' X 12'2"**

Double glazed windows to the front and rear. Downlighters. Radiators within cabinets. A range of fitted wardrobes cupboards to one wall.

**FAMILY BATHROOM/WC**

Travertine tiled flooring. Low level WC, wash hand basin with splash back and mirror, free standing bath unit with mixer. Double glazed window to the rear. Downlighters. Heated towel rail.

**EXTERIOR**

As previously mentioned the property is superbly located within a quiet location on Emerson Park.

**FRONTAGE**

The property enjoys a road frontage of around 90' retained by feature walling within inset railings. An in and out driveway is accessed via two sets of electrically operated wrought iron gates with entry phone system. The block paved frontage provides off-road car parking for many cars and leads at one side to an integral double width garage. Access on either side of the house leads to the secluded south facing rear garden.

**INTEGRAL DOUBLE WIDTH GARAGE 18'10' X 17'9"**

Electrically operated up and over door. Power and light. Twin gas fired boilers. Personal door to the utility room.

**SECLUDED SOUTH FACING REAR GARDEN**

Having been landscaped with a full width paved patio incorporating a raised central extension to the patio retained by feature walling with stone effect ball lamps to the pillars. The garden is extensively laid to lawn with a garden store having power and light. A fitted hot tub and children's play area to remain. The garden itself as previously mentioned enjoys a southerly aspect and is fully retained and secluded by mature hedging.

**AGENTS NOTE**

We cannot over emphasize the need for a personal inspection to fully appreciate the size, standard and quality of accommodation offered. We would also add that the property will be available for occupation on or before 1st June 2023.



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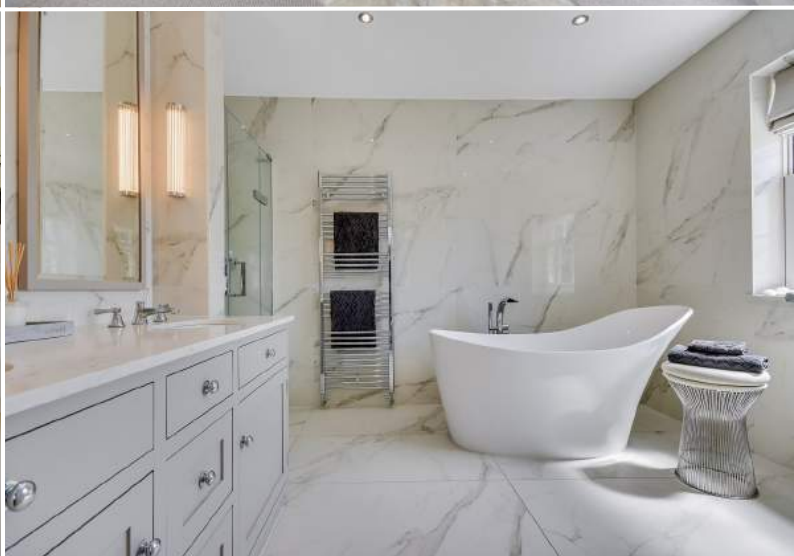
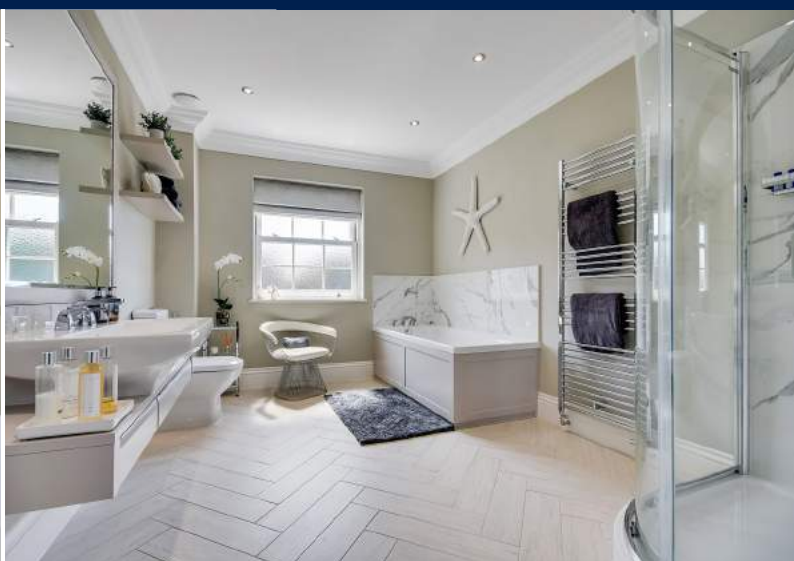
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## FLOOR PLAN

GROUND FLOOR  
2400 sq.ft. (223.0 sq.m.) approx.



1ST FLOOR  
1991 sq.ft. (185.0 sq.m.) approx.



2ND FLOOR  
1357 sq.ft. (126.0 sq.m.) approx.



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