



Meadow House

2 West Meadows Road





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Impeccably Stylish & Detached Family Home which is Situated on a Generous Garden Plot with Extensive Mature Lawned Gardens, Spectacular Architect Designed Garden Room, Stunning Re-Fitted Kitchen/Diner, Three Generous Reception Rooms, Six Bedrooms plus Study Including a Superb Principal Suite with Private Sun Terrace, Delightful Landscaped Gardens with Entertaining & BBQ area, Secure Off Street Parking for Several Vehicles & Integral Double Garage!

This exceptional, detached residence is perfectly positioned on a substantial, mature garden site that extends to approximately 1/2 an acre and is ideally located on the prestigious West Meadows Road, Cleadon.

The property itself was purchased by the current owners back in 2016 and, with the help of Fitz Architects, has undergone a complete transformation. The result is a modern and refined environment that is placed over two storeys, offering expansive receptions and beautiful bespoke 'Mowlem & Co.' joinery throughout. It offers great versatility for potential layouts and includes a double integral garage with secure off-street parking.

Price Guide:

Offers Over £1,850,000

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The internal accommodation comprises: Lobby with double doors and timber surrounds that lead to a generous central entrance/reception hall with marble fireplace from Acquisitions of London and modern gas insert | The central entrance hall gives access to a stylish guest cloakroom and WC which offers bespoke Mowlem & Co fitted units and Porcelanosa sanitary wear with a dresser to the cloakroom which is made out of a leathered marble |

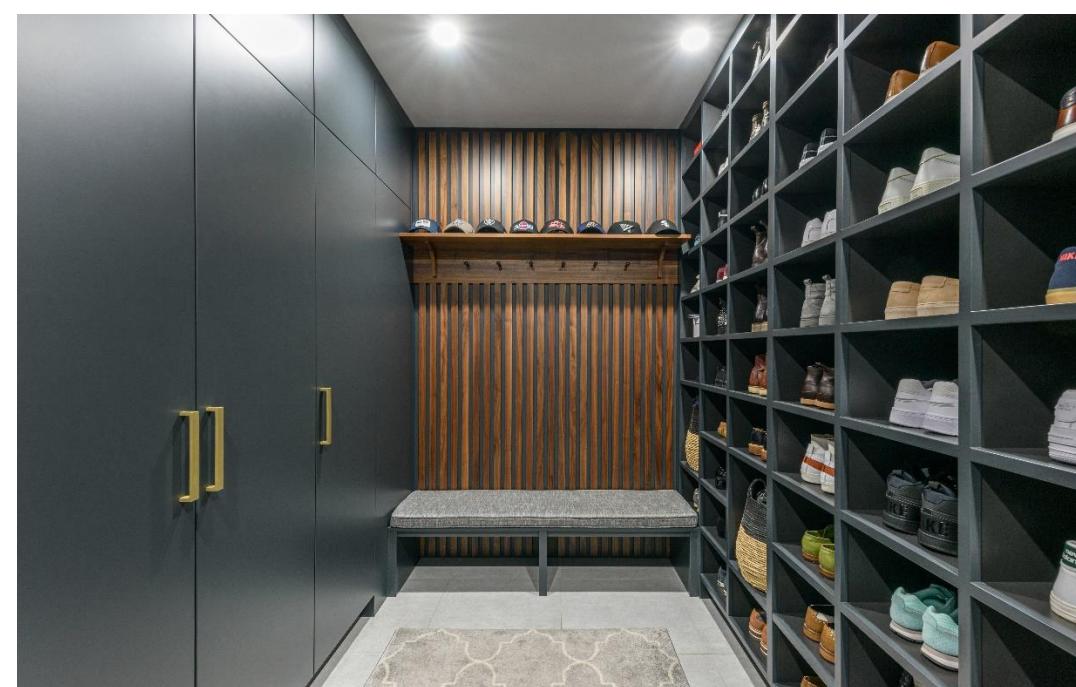
The central hallway then leads to a substantial drawing/sitting room, which enjoys a dual aspect with engineered herringbone oak flooring with double doors leading to the extended living space/garden room.

To the adjoining side of the hallway is a very well appointed and delightful second reception room/lounge with integrated gas fire. Across the hallway through double doors is a third reception room/dining room, which has been completely re-fitted and re-decorated to a very high standard and offers a fantastic, ambient and cosy entertaining space with $\frac{3}{4}$ height wood panelling, Timothy Oulton feature lighting and a door leading onto the kitchen and dining space.

The central hallway then leads through to the impressive open plan kitchen/breakfast and dining space, which again has been fully refitted by 'Mowlem & Co' with fantastic integrated Miele appliances, 'Sub-Zero' refrigeration, stone worktops, electric 'Aga' and stylish central island with breakfast bar. All the internal cabinetry has been handmade from walnut and finished to an impeccable standard.



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From the kitchen/dining area is a bespoke boot room with 'Mowlem & Co' with floor to ceiling wardrobes, floor to ceiling shoe racks and feature hook wall. All cabinetry is gain handmade from Walnut. One of the most impressive features of Meadows House is the incredible, extended living and entertaining space which is situated to the rear and to the west of the property. This superb garden room offers a substantial and impressive living space with fully glazed, floor to ceiling windows, tiled flooring and bespoke walnut 'Mowlem & Co' bookshelf | Doors from this beautiful room lead back to the drawing room and sliding doors from this space lead onto the rear terrace and gardens.

The stairs to the first floor open to a generous split level landing with reading area and then onto seven bedrooms, of which five are currently being utilised as bedroom spaces. One particular room has been fully fitted out as a fantastic gentleman's study with bespoke 'Mowlem & Co' walnut cabinetry, fitted desk with additional storage and hidden drinks cabinet. This area has been one of the latest additions to the property and offers a wonderful space for those who would wish to work from home professionally.

The principal suite consists of a large en-suite/shower room with walk in shower area and atrium which floods the room with natural light, again with fitted 'Mowlem & Co' cabinetry, as well as Porcelanosa tiling and sanitaryware| The shower room is presented to a very good standard and offers 'his and hers' sinks | To the opposite side of the principal suite is a generous dressing area, again with bespoke cabinetry from 'Mowlem & Co' | The internal hallway leads onto the principal bedroom, again with bespoke Mowlem & Co fitted wardrobes. Double doors from the principal suite lead out to the private, west facing terrace which offers glass balustrades and a living garden roof.





From the central landing you can find a guest room, which lies adjacent to the principal suite, with fitted wardrobes. Bedroom three is currently being used as a children's room and again offers fitted bespoke wardrobes | The landing then leads through to two further double bedrooms, both with stylish refitted en-suite shower rooms from Porcelanosa.

Externally, the property is accessed via dual electronic double entrance gates, which are controlled by the modernised security system within the house, where there is also CCTV security throughout | The gates then open up to a large, recently block paved driveway with dual entrance gates and offers off street parking for up to seven vehicles | The driveway then leads to the front of the property and also to an integral double garage with electric up and over doors, light and power.

The surrounding gardens have been landscaped to a high standard, and are also immaculately presented. The borders have been manicured and offer feature lighting, well stocked borders and generous screening to offer great privacy from the outside world in the spring, summer and autumn months | The rear gardens also enjoy a beautiful sunken entertaining terrace which is mainly paved and sits adjacent to the garden room and is ideal for dining al-fresco.

Most recently, the current vendors have installed a contemporary, covered entertaining and BBQ space with a large Italian pizza oven and integrated BBQ, and paved flooring with timber pergola and heated lamps. This space is superb for those wishing to entertain throughout the year and is another excellent addition to this spectacular and stylish home.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band C | Energy Performance Certificate: Rating TBC

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rare!
From Sanderson Young

