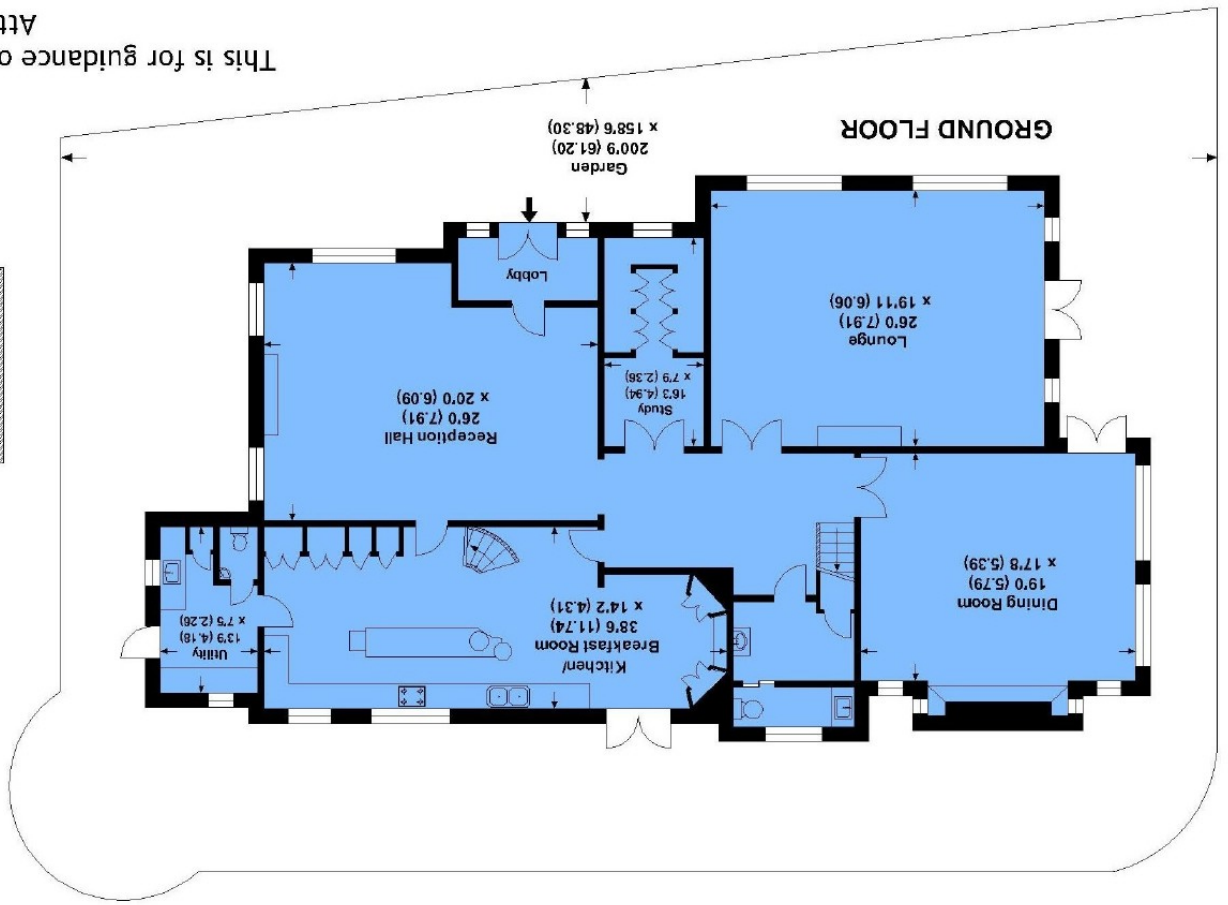
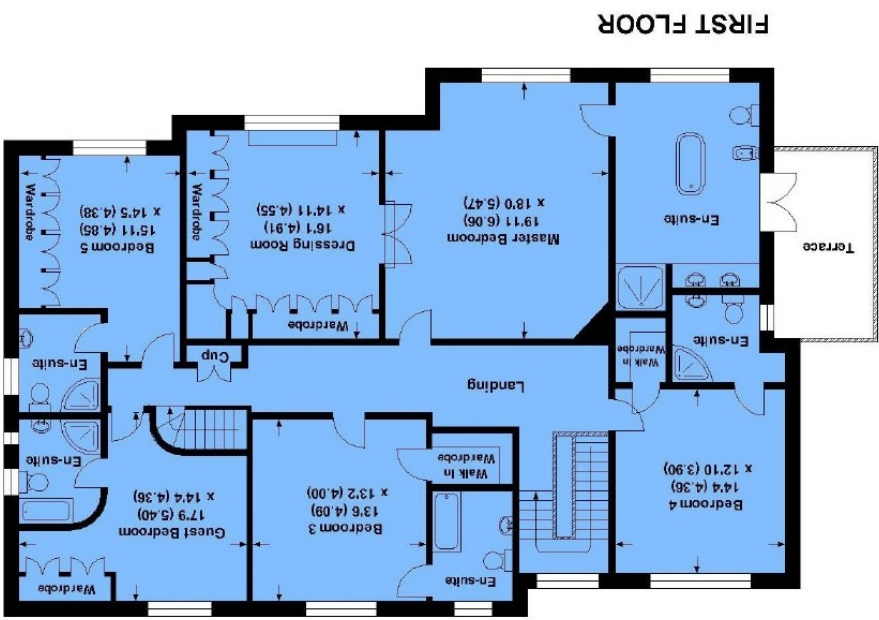


Jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser. Jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

This is for guidance only, not to scale and must not be relied upon as a statement of fact. Attention is drawn to the notice on these particulars.



Raggleswood House
APPROX. GROSS INTERNAL FLOOR AREA 4686.91 SQFT / 435.42 SQM.



Description:

We are pleased to offer this substantial house on a large plot which is tucked away at the end of Logs Hill Close.

The spacious accommodation is well presented and features a large reception hall with a tiled floor and access to the principle rooms. The large kitchen/breakfast room is fitted with a range of Mark Wilkinson wall and base units with granite worktops. There is a spiral staircase from here to the first floor as well as the formal staircase from the entrance hall. The study is fitted with a range of quality units and the dining room features oak panelled walls and a cosy inglenook fireplace.

The first floor boasts a capacious master suite comprising a double bedroom, dressing room and luxury ensuite bathroom. There are a further four double bedrooms all with modern ensuite bathrooms.

The enclosed and private plot offers a haven for gardeners with most of the garden at the front of the house and enjoying a pleasant southerly aspect. The large lawn is surrounded by dense shrubbery enhancing the feeling of privacy. A sweeping driveway is accessed through electric gates and offers ample off street parking.

The location is excellent being close to the ever popular Bullers Wood school and Elmstead Woods station is just over half a mile away. An early viewing of this beautifully presented home is highly recommended.



Directions: From Elmstead Woods station turn right into Elmstead Lane. At the mini roundabout go straight across into Logs Hill. Logs Hill Close is a small no through road near the top of the hill on the left.

Tenure: Freehold

Lease term years from

Ground Rent:

Service Charge:

Council Tax Band: H £2650.28

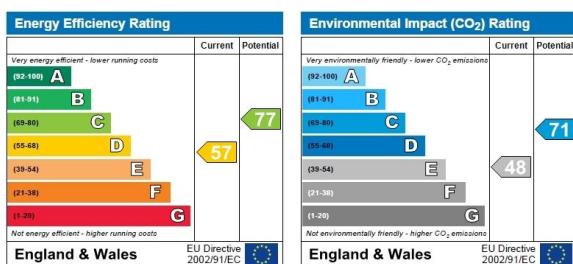


Room Dimensions:

Reception Hall	26' x 20'
Cloakroom	
Lounge	26' x 19'11"
Dining Room	19' x 17'8"
Study	16'3" max x 7'9"
Kitchen/Breakfast Room	38'6" x 14'2" max
Utility Room	13'9" x 7'5"
First Floor Landing	
Master Bedroom	19'11" x 18'
Ensuite Bathroom	
Dressing Room	16'1" max x 14'11" max
Terrace	
Guest Bedroom	17'9" max x 14'4" max
Ensuite Bathroom	
Bedroom 3	13'6" x 13'2"
Ensuite Bathroom	
Bedroom 4	14'4" x 12'10"
Ensuite Shower	
Bedroom 5	15'11" max x 14'5" max
Ensuite Shower	
Outside	
Garden	200'9" x 158'6"



Please refer to www.jdmestateagents.com to see our full Area Guides.



Please contact the branch for a complete copy of the EPC document

