





In a quiet cul de sac sitting behind electric gates is this stunning six bedroom detached house, which is presented to the market in a contemporary and stylish design. You enter the house into the most stunning hallway and from there, double doors take you into the kitchen/breakfast room with its array of glossy units housing two split level ovens, combi oven and warming tray, fridge freezer and dishwasher. There are sliding doors opening onto a beautiful garden with seating area and a private patio as well as a central swimming pool and stunning views beyond.

The garden has been landscaped in a contemporary style to complement the house. A cinema room in the basement doubles as a games room, and is serviced by a cloakroom and there is a large storage room in this part of the house as well. Back to the ground floor, there is a large lounge again overlooking the garden, a separate dining room, a study, cloakroom and utility room. An impressive contemporary staircase with glass inserts takes you to the first floor giving a feeling of such light and spaciousness. The master suite, comprises of a large bedroom with doors to the dressing room and a luxurious ensuite bathroom with freestanding bath and concealed large shower and w.c. Further bedrooms with ensuites and laundry room complete the accommodation at this level. On the second floor there are two large double bedrooms with a bathroom servicing these rooms. Elmstead Woods station is close by, as are very good schools, including the popular Bullers Wood School and a good selection of both private and public schools. This house has been lovingly designed and decorated so your viewing will be a pleasurable experience.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		79	83
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82-100)	<b>A</b>		
(61-81)	<b>B</b>		
(39-60)	<b>C</b>		
(15-38)	<b>D</b>		
(1-14)	<b>E</b>		
(1-14)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		74	78
EU Directive 2002/91/EC			



Please refer to

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# Infinity

APPROX. GROSS INTERNAL FLOOR AREA 5062.91 SQFT / 470.36 SOM.



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.

