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**Rowley Green Road  
Arkley EN5 3HH  
£2,695,000 Freehold**

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# Rowley Green Road , Arkley

A secluded home of circa 4,742 sq ft set behind a gated entrance abutting open greenbelt countryside within close proximity of Arkley Golf Club. Built about 13 years ago by the present owners with all the attention to detail worthy of the original Arts & Crafts movement, St Malo has achieved their desire by constructing a new home which feels as if it has been around for generations.

The entrance vestibule opens onto a majestic pine panelled reception hall with its magnificent Tuscan flagstone flooring and Arts & Crafts feature fireplace. A prominent feature of the hall is the atrium with central gallery above which rises through the house to a skylight allowing light to flood through the house.

With its raised Lutyenesque and corniced feature ceiling complete with skylight, the double aspect drawing room is a spectacular room with hand crafted open stone fireplace and a raised library area with window seat having twin stained glass windows and reclaimed flooring.

The spacious kitchen runs the full length of the house with a sitting area at one end and a dining room at the other. Panelled folding doors can be closed to divide the two rooms thereby creating a separate panelled dining room. The oak fitted kitchen has a central island, terracotta tiled flooring, huge Aga plus walk-in larder. Granite and Corian worktops feature throughout the kitchen which also includes a Bosch dishwasher and twin fridges. The kitchen is also complimented by a Welsh dresser in the sitting area.

All bedrooms lead from the 1st floor galleried landing including the master bedroom suite comprising double aspect bedroom with working fireplace, double opening doors to a fully fitted dressing room, en suite bathroom and shower room.

The top floor features a 43' room which provides for the 6th bedroom with central vaulted ceiling above the bed, a games area and sitting area plus scope for an en suite bathroom if required.

The landscaped gardens of approx 1.75 acres include an outdoor heating swimming pool, yorkstone terrace, coy carp pond with water feature and manicured 'chip and putt' golf green.

## RECEPTION HALL

A majestic pine panelled reception hall with magnificent Tuscan stone flooring and Arts & Crafts fireplace. Atrium with central gallery above which rises through the house to a skylight.

## RAISED LIBRARY AREA

With a window seat having twin stained glass windows and reclaimed flooring.

## GUEST CLOAKROOM

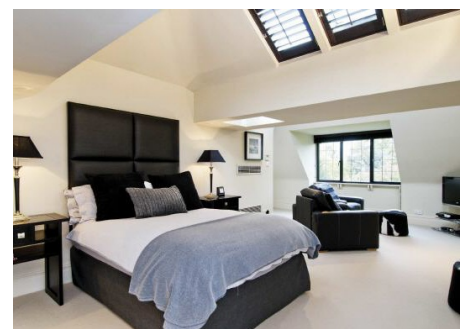
Arts & Crafts style slate hand basin.

## KITCHEN/BREAKFAST ROOM 33'9 x 13'7 (10.29m x 4.14m)

Running the full length of the house with sitting area to one end and the dining room at the other. The oak fitted kitchen with its central island, which is a traditional feature in an Arts & Crafts home, has terracotta tiled flooring and a huge Aga plus walk-in larder. Granite and Corian worktops feature throughout the kitchen which also includes a Bosch dishwasher and twin fridges. The kitchen is also complimented by a Welsh dresser in the sitting area. Panelled folding doors to:

## DRAWING ROOM 29'4 x 18'5 (8.94m x 5.61m)

Raised Lutyenesque and corniced feature ceiling with skylight. A spectacular, double aspect room with hand-crafted open stone fireplace. Open with:



### DINING ROOM 19'1 x 11' (5.82m x 3.35m)

Panelled walls and reclaimed flooring.

### UTILITY/BOOT ROOM 10'9 x 7'5 (3.28m x 2.26m)

Arts & Crafts style slate hand basin.

### 1ST FLOOR:

### MASTER BEDROOM 17'2 x 16'7 (5.23m x 5.05m)

A double aspect room with reclaimed floorboards, working fireplace and double opening doors leading to:

### FULLY FITTED DRESSING ROOM

Leading to:

### EN SUITE BATHROOM

Roll-top bath with ball and claw feet, wash basin with storage cupboard below, reclaimed flooring, cast iron open fireplace. Door to:

### SHOWER ROOM

Shower cubicle and wc.

### BEDROOM TWO 15'5 x 13'7 (4.70m x 4.14m)

With door to:

### EN SUITE SHOWER ROOM

### BEDROOM THREE 11'5 x 9'2 (3.48m x 2.79m)

With door to:

### EN SUITE SHOWER ROOM

### BEDROOM FOUR/STUDY 11'5 x 10'4 (3.48m x 3.15m)

Range of fitted study furniture.

### BEDROOM FIVE/TV ROOM 18'8 x 18'6 (5.69m x 5.64m)

### FAMILY BATHROOM/WC

### 2ND FLOOR:

### 6TH BEDROOM 43'8 x 11'9 (13.31m x 3.58m)

This 43' room provides for the 6th bedroom with central vaulted ceiling above the bed, a games area and sitting area plus scope for an en suite bathroom if required.

### EXTERIOR:

### LANDSCAPED GARDENS

The mature grounds feature an outdoor heated swimming pool with poolhouse, a yorkstone terrace with coy carp pond and water feature. To the rear of the garden there is a manicured 'pitch and putt' golf green.

### DOUBLE WIDTH GARAGE

Approached via gated driveway.

### FEATURES:

\* KITCHEN BY 'BARGET KITCHENS' \* DINING ROOM PANELLING BY 'TAYLOR CONSTRUCTION GROUP' \* TUSCAN STONE TILING BY 'FIRED EARTH' \* SCULPTURED PINE STAIRCASE WITH CENTRAL GALLERY AND ATRIUM \* FULL HEIGH WINDOWS TO LANDINGS PROVIDING PANORAMIC GARDEN VIEWS \* LEADED DOUBLE GLAZED WINDOWS \* ARTS & CRAFTS STYLE ARCHED TOPPED RADIATOR COVERS & CORNICED TOPPED DOORS \* VIDEO ENTRYPHONE SYSTEM \* FIRE ALARM SYSTEM \* POWER OPERATED VELUX STYLE WINDOWS \*

### Viewing:

By prior appointment with the vendors agent Real Estates Tel: 0208 445 3132

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