



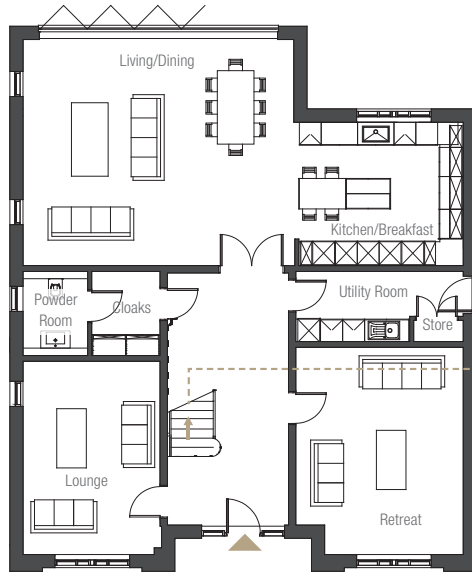
THE  
RETREAT  
PARBOLD

## THE WYFOLD

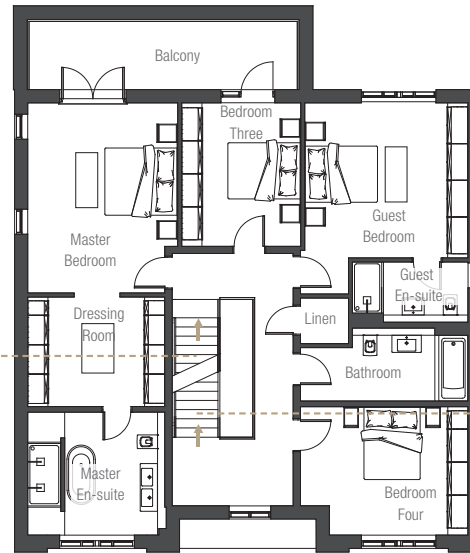
Grand six bedroom detached home arranged over three floors with detached garage, driveway parking and large private garden



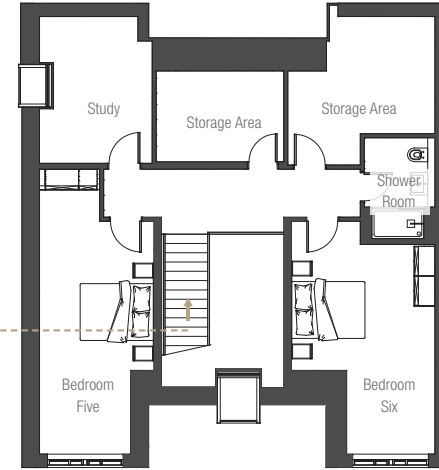
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



## THE WYFOLD

6 Bedroom Detached Home

### GROUND FLOOR

Living/Dining	7325 x 6135	(24'0" x 20'2")
Kitchen/Breakfast	4435 x 3865	(14'7" x 12'8")
Lounge	5215 x 3685	(17'1" x 12'1")
Retreat	5595 x 4510	(18'4" x 14'10")
Powder Room	2240 x 1715	(7'4" x 5'8")
Utility Room	3025 x 1860	(9'11" x 6'1")
Garage	6400 x 5600	(21'0" x 18'10")

### FIRST FLOOR

Master Bedroom	5130 x 4035	(16'10" x 13'3")
Dressing Room	3685 x 2935	(12'1" x 9'8")
Master En-suite	3685 x 3305	(12'1" x 10'10")
Guest Bedroom	4395 x 4175	(14'5" x 13'8")
Guest En-suite	3095 x 1595	(10'2" x 5'3")
Bedroom Three	3860 x 3195	(12'8" x 10'6")
Bedroom Four	4510 x 3450	(14'10" x 11'4")
Bathroom	3100 x 1945	(10'2" x 6'5")

### SECOND FLOOR

Bedroom Five	7620 x 3030	(25'0" x 9'11")
Bedroom Six	5595 x 3820	(18'4" x 12'6")
Study	3900 x 2980	(12' 10" x 9'9")
Shower Room	2665 x 1855	(8'9" x 6'1")

## LOCATION PLAN

Showing The Wyfold House Type



## HOUSE DESCRIPTION

The Wyfold

Grand entrance hall leading through double doors to the full-width dual aspect kitchen/dining/family room with floor to ceiling bi-folding doors giving access to the vast private woodland garden. The bespoke German engineered kitchen includes integrated appliances and feature island. This floor also hosts an additional bay fronted, dual aspect formal lounge, dual aspect bay fronted cosy retreat.

The beautiful master bedroom suite sits on the first floor and features access onto the balcony as well as a generous dressing room and

luxury bath and twin shower en-suite. This floor also hosts three further double bedrooms, a second en-suite and family bathroom.

The top floor hosts an additional two double bedrooms, home study, shower room and storage spaces.

This property also offer a downstairs powder room, utility room which gives access out to the detached double garage, cloakroom and driveway parking.

### PROVISIONAL

P J LIVESEY REFERENCE: TYPE D

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