

## Three Bedroom Detached Bungalow

**Coleford Paddocks, Mytchett, Surrey, GU16 6EU**

Offers in excess of: £650,000

- Three Double Bedrooms
- Detached Executive Bungalow
- Private Lane Location
- Approx Quarter Acre Plot
- Scope to Extend STPP
- Two Modern Bathrooms
- Double Detached Garage
- EPC: C (69)



## Description

Are you searching for a bungalow with space and privacy, then look no further! Being sold with no onward chain this sumptuous three double bedroom home is set at the bottom of a private lane on a plot of just two and enjoys a delightful setting of just under a quarter of an acre which wraps all around the bungalow. Having been extended by the current owners, there is still ample scope for further improvements subject to the usual consents. For the car enthusiasts there is also a Double garage and double car port on offer too! With a generous main bedroom boasting a luxurious walk-in wardrobe & ensuite, generous open plan living space and a modern family bathroom. This stunning home which is located in an exclusive part of the village just a short distance from Ash Vale mainline train station and very close to the wonderful Basingstoke Canal and the sought after Mytchett Primary School. The handy A331 is close by which feeds onto the M3 junction. Call us today to come and take a look!

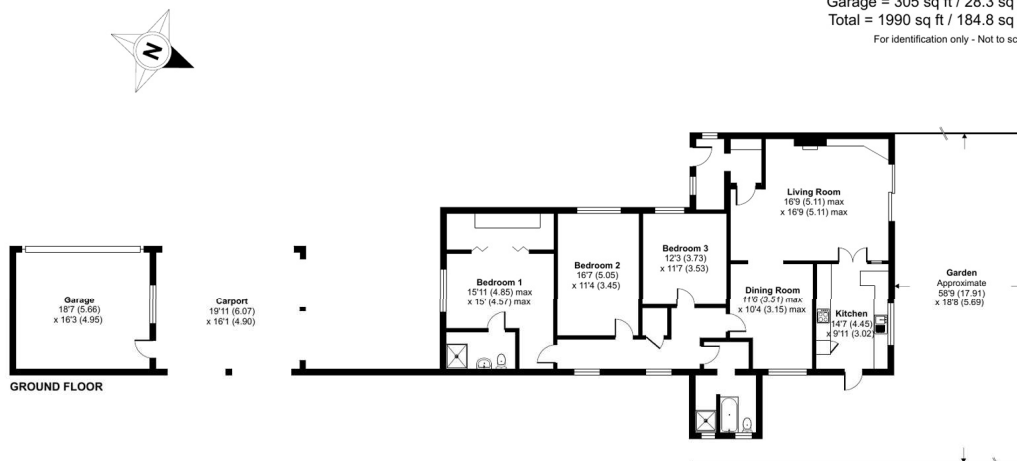
## Outside

The property is approached by a long driveway with the double detached garage and double detached brick-built carport on the right-hand side and even more parking space which is a motor enthusiasts dream scenario! To the rear is a magnificent, landscaped garden which is generous in size and enjoys a vast patio area which runs across the entire length of the back of the bungalow and provides a wonderful place for outside entertaining and enjoying the sunshine! This leads to a large section of well-maintained lawn. The garden extends to the side of the property and offers plenty of space for further extension subject to the usual consents.

## Floorplan

### Coleford Paddocks, Mytchett, GU16

Approximate Area = 1685 sq ft / 156.5 sq m (excludes carport)  
 Garage = 305 sq ft / 28.3 sq m  
 Total = 1990 sq ft / 184.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©victorcom 2024. Produced for Bridges Estate Agents. REF: 1159146



To arrange a viewing please contact:

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