

**RODGERS
— & —
BROWNE**

18 Ogles Grove, Culcavy
Hillsborough, BT26 6RS

offers around £460,000



THE AGENTS PERSPECTIVE...

An exquisite family home which has been finished to an exceptional standard throughout with no expense spared.

The house benefits from luxury spacious accommodation on the ground floor with four reception rooms plus a gym, on the first floor there are four bedrooms with the master benefiting from a luxury ensuite and a hand crafted dressing area.

Surrounding the house are beautiful stocked mature gardens with attention to detail only found in award winning gardens.

A viewing is strongly recommended.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414



Entrance hall



Dining room



Drawing room

THE FACTS YOU NEED TO KNOW...

Beautifully detached family home within a quiet cul de sac

Walled garden with the further benefit of being a corner site

An attention to detail rarely found within a modern home

Hand crafted panelled hallway with access to drawing room, dining room and family room

Solid walnut kitchen with an array of Gaggenau built in appliances

PVC conservatory overlooking the walled garden

Four bedrooms, master with luxury fitted ensuite shower room accessed through a hand crafted dressing area

Luxury bathroom

Attached garage (currently fitted as a gym with wall mounted mirrors, concealed TV, air conditioning and drop ceilings)

Large utility room with Britannia range ideal as an entertaining kitchen

Opus sound system throughout the home

Oil fired central heating

PVC double glazing

Fully walled site with mature grounds incorporating stone paths, driveway, water features, mood lighting and patio areas

Only a minutes drive from the renowned Hillsborough Village which benefits from restaurants, boutiques and café shops

Ease of access to the A1 Motorway for the South and the M1 for Belfast and the North



Kitchen



Kitchen



Conservatory



Gym

The Property Comprises...

GROUND FLOOR

Open covered entrance porch with recessed lighting to solid mahogany door with double glazed lead detailing and matching side lights.

ENTRANCE HALL

Hand crafted cream panelled walls with matching radiators covers, wall lighting, cornice ceiling, low voltage lighting, Travertine tiled floor, under stair communication cupboard and hanging space. Staircase to first floor in solid with mahogany matching handrails, newel post and spindles.

CLOAKROOM

Philip Stark low flush wc, half pedestal wash hand basin, integrated mirror, mixer tap, fully tiled walls, Travertine tiled floor, extractor fan, contemporary heated towel rail.

DRAWING ROOM

18' 5" x 16' 3" (5.61m x 4.95m)
Stone fireplace and hearth with chrome dog grate and remote combination gas fire, cornice ceiling, wall lighting, low voltage lighting, solid mahogany floor with carpet inset, ceiling speakers.

DINING ROOM

15' 11" x 11' 4" (4.85m x 3.45m)
Double lead glass mahogany doors to entrance hall, porcelain tiled floor, cornice ceiling, low voltage lighting, speaker system in the ceiling.

FAMILY ROOM

14' 3" x 13' 4" (4.34m x 4.06m)
Stone fireplace with matching hearth, Gazco remote control gas fire, cornice ceiling, low voltage lighting, speaker system in the ceiling, etched glass door to:

KITCHEN WITH CASUAL DINING AREA

17' 2" x 12' 8" (5.23m x 3.86m)
Solid walnut kitchen units with matching light, over pelmets incorporating lights, glass and display units, Quartz worktop and splashback, large inset sink with mixer over, Gaggenau built-in appliances incorporating four ring electric hob with stainless steel extractor above, integrated microwave oven, steam oven and dishwasher, Amana stainless steel American fridge freezer with ice and water maker, mosaic tiled walls, porcelain tiled floor, low voltage lighting, open glass displays, contemporary radiator, access to the garage, double doors to:

PVC DOUBLE GLAZED CONSERVATORY

14' 7" x 11' 8" (4.44m x 3.56m)
Wall lighting, heat, power, speaker system, laminate flooring, French doors to garden.

GARAGE/CURRENTLY BEING USED AS A GYM

21' 6" x 18' 1" (6.55m x 5.51m)
Originally the garage but converted into a gym (it can easily become a garage with few modifications) two mirrored walls, one with hidden TV, Air condition unit, pelmet ceiling with feature lighting, speaker system in the ceiling. Bi folding timber doors to driveway and service door to rear. Access to roofspace via an electric staircase, roofspace is floored and sheeted.

UTILITY ROOM

17' 11" x 5' 7" (5.46m x 1.7m)
Extensive range of solid wood shaker units, under unit lighting, composite stone worktop with inset sink unit with mixer tap and waste disposal unit, Britannia range with five gas top rings and double oven, stainless steel splash back, Britannia stainless steel and glass extractor over, integrated fridge and freezer, plumbed for washing machine, space for tumble dryer, Travertine floor, part tiled walls, recessed lighting.



Master bedroom

First Floor

LANDING

Two storage areas, hotpress with insulated tank and shelving. Wall lighting, low voltage lighting.

MASTER SUITE

16' 1" x 11' 10" (4.9m x 3.61m)
Low voltage lighting, ceiling speaker system.

DRESSING AREA

Hand crafted built-in wardrobes with drawers and vanity unit.

LUXURY ENSUITE

Large shower cubicle with power jets, telephone shower and over drencher, low flush wc, with wood panelling behind incorporating open shelving and cupboard space, wall mounted sink unit with mixer taps, chrome towel rail, porcelain tiled floor, fully tiled walls, ceiling speaker system, low voltage lighting.

BEDROOM (2)

15' 4" x 12' 8" (4.67m x 3.86m)
Plus extensive range of built-in wardrobes with sliding doors, solid oak desk unit with display cabinets above, matching drawer units, concealed retractable projector hatch with concealed screen, wall lighting.

BEDROOM (3)

13' 4" x 12' 10" (4.06m x 3.91m)
Plus built-in wardrobes with sliding doors, solid wood desk unit and cabinets, low voltage lighting, speaker system.

BEDROOM (4)

11' 0" x 7' 8" (3.35m x 2.34m)
(Currently used as a study) Handcrafted mahogany panelled walls, access to the roofspace via an electric ladder. Roofspace is fully floored, sheeted and insulated.

LUXURY BATHROOM

11' 2" x 7' 5" (3.4m x 2.26m)
Luxury suite comprising Adamsez jet bath with Axor mixer taps and telephone shower, fully tiled shower with jet system, over drencher and telephone shower, half pedestal wash hand basin with mixer tap and inset mirror, low flush wc with built-in wood shelving and cabinets, porcelain tiled floor, fully tiled walls, chrome heated towel rail.

Outside

Fully enclosed gardens with feature walls. Access to a stone paved driveway by wrought iron gates with parking for four cars.

Surrounding the house are well stocked feature flowerbeds, lawns, stone paths and patio areas, raised stone seating areas. Mood lighting surrounding the house.



Master bedroom



Ensuite shower room



Bedroom two



Bathroom

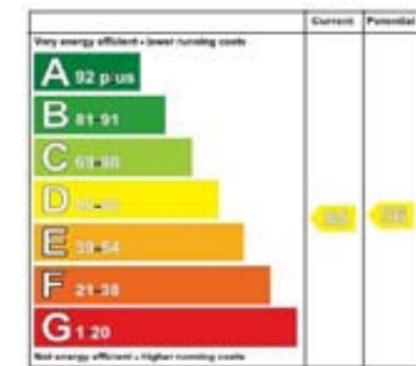
Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



TENURE

TBC.

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2017/2018 is TBC.

MANAGEMENT CHARGES

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VIEWING

By appointment with **RODGERS & BROWNE**.

Location Travelling from Hillsborough Road turn left into the Calcavey Road, continue for approximately half a mile and Ogles Grove will be on your right, once in Ogles Grove No. 18 is on your right.



**Sales
Lettings
Property Management**



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