



STANTON
DEVELOPMENTS

ARMSGATE
MELBOURNE

COOK HOUSE

6 BEDROOM HOME

PRICE £825,000



Cook House is an imposing six bedroom property with detached double garage. The Georgian façade with striking entrance leads into a beautifully proportioned, modern family home. The open plan kitchen dining extends into a private rear garden with space to entertain. Downstairs a generous living room, study, utility, WC and cloakroom is met by an impressive oak staircase leading to a galleried landing.

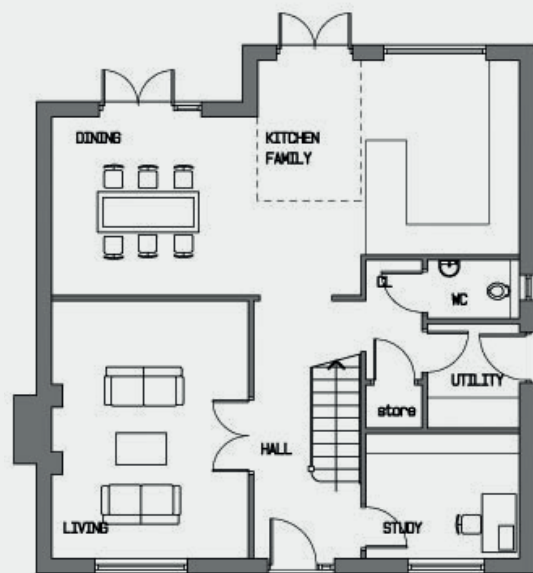
The first floor comprises four double bedrooms and a family bathroom, the master benefitting from an ensuite. The second floor provides two further large double bedrooms with bathrooms. Cook House is a spacious, elegantly designed characterful home with a real sense of individuality, with the quality of build reflecting the care and attention that has been invested in the design.

Image shown is of a similar property. It offers an understanding of the property and is for indicative purposes only.

COOK HOUSE FLOOR PLANS & DIMENSIONS

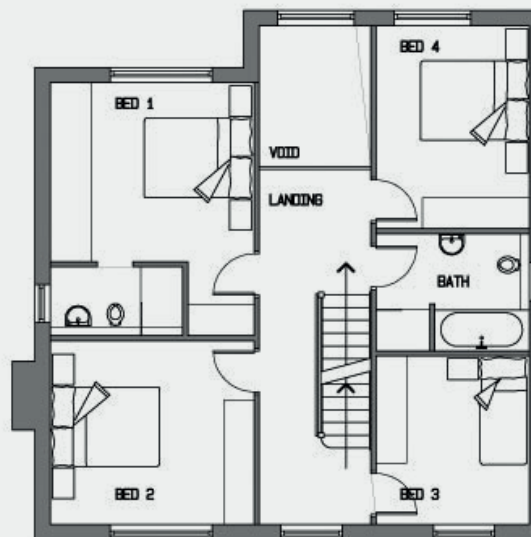
247 sq m²
2,658 sq ft²

Ground Floor



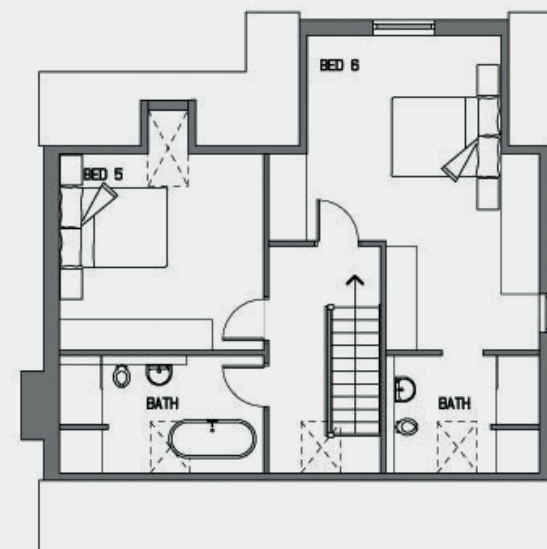
Living Room	5m x 3.85m	16'5" x 12'8"
Dining Room	4.1m x 3.5m	13'5" x 11'6"
Kitchen	5.1m x 3.85m	16'9" x 12'8"
Study	3m x 2.45m	9'10" x 8'0"
Utility	2.05m x 1.8m	6'9" x 5'11"
WC	1.8m x 1.15m	5'11" x 3'9"
Store	1.1m x 0.85m	3'7" x 2'9"
Garage	5.6m x 5.6m	18'4" x 18'4"

First Floor



Bedroom 1	4m x 3.45m	13'1" x 11'4"
Ensuite	2.6m x 1.35m	8'6" x 4'5"
Bedroom 2	4m x 3.55m	13'1" x 11'8"
Bedroom 3	3.25m x 3m	10'8" x 9'10"
Bedroom 4	4m x 3m	13'1" x 9'10"
Bathroom	3m x 2.3m	9'10" x 7'7"

Second Floor



Bedroom 5	4m x 3.85m	13'1" x 12'8"
Bedroom 6	6.2m x 4.5m	20'4" x 14'9"
Ensuite	3m x 2.3m	9'10" x 7'7"
Bathroom	4m x 2.3m	13'1" x 7'7"

For more information call Nottinghamshire Chewton Rose on **0115 981 4509**
or email nottinghamshire@chewtonrose.co.uk

*Do not scale this drawing. All measurements are approximate - no guarantee is offered as to the accuracy of information shown.

