



Hawkfield House, Station Road, Salford Priors WR11 8UX £665,000

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Key Features

Entrance Hall / Reception Hall
 Guest Cloakroom / Inner Hallway
 Lounge / Sitting Room
 Dining Room
 Fitted Breakfast Kitchen / Utility Room
 Split Level First Floor Landing
 Six Bedrooms
 Two En-Suite Bathrooms / Family Bathroom
 Gas Central Heating
 Foregarden with Driveway Parking
 Established Rear Garden

Detached Double Garage with Loft Room
 and En-Suite Shower Room, Utility Area
 and Substantial Garden Room

Hawkfield House is a magnificent, well
 proportioned, six bedrooomed, semi
 detached, Victorian family home,
 conveniently set within delightful mature
 grounds in this highly desirable village
 location.

Tenure

We have been advised that the property
 is FREEHOLD. However, you should check
 this with your legal advisor before
 exchanging contracts.

Vendor's Comments

A truly fantastic family house. Oozing
 Victorian character and charm we have
 lovingly restored it over the past 10years.
 From a complete re-roof and insulation,
 re-wire and new central heating and
 boiler all the major works have been
 completed. Some of the smaller windows
 have been replaced with double glazed
 units but we chose to keep the traditional
 windows with the beautiful stained glass.

The main lounge has been decorated in a
 traditional Victorian red and the fireplace
 was sourced to be roughly the same age
 as the house itself. The master bedroom
 en-suite was originally a nursery but we
 transformed it into a superb en-suite. We
 hope you love the double spa bath and
 huge walk in shower (which was the old
 airing cupboard).

The garage was demolished and re-built
 most recently to recreate the original
 coach house that once belonged to the
 house and the garden room is the perfect
 place to relax whilst the children play.
 Upstairs is the games room which could
 easily be used as a home office or annex
 accommodation.

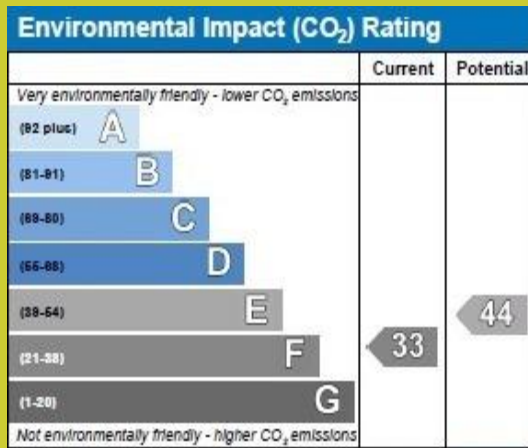
Viewing Arrangements

Telephone: 01676 534040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



Total area: approx. 293.3 sq. metres (3156.9 sq. feet)

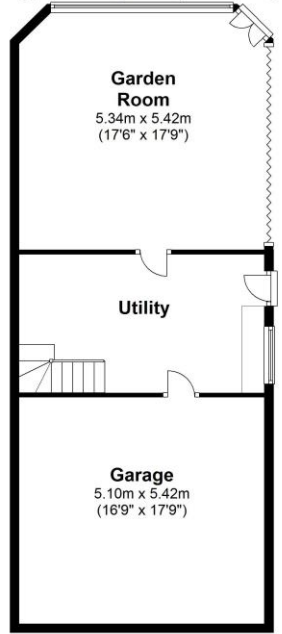
These particulars do not constitute part or all of an offer or contract.
 The measurements indicated are supplied for guidance only and as such must be considered incorrect.
 Potential buyers are advised to recheck the measurements before committing to any expense.
 Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the
 buyer's interests to check the working condition of any appliances.
 Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain
 verification from their solicitor.





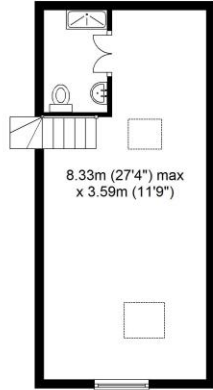


Ground Floor
Approx. 74.1 sq. metres (797.5 sq. feet)



**The Annexe
Hawksfield House**

First Floor
Approx. 29.9 sq. metres (321.5 sq. feet)



Total area: approx. 104.0 sq. metres (1118.9 sq. feet)

