



6 Oaklands, Hillsborough, BT26 6HZ

CPS are delighted to welcome this stunning family home to the open market. Set on an elevated site on the edge of Hillsborough, in an exclusive cul-de-sac of 8 prestigious homes. Hillsborough is an extremely popular village, located just off the A1 between Lisburn & Dromore, it has all the benefits of a traditional village, full range of local shops, excellent bars, restaurants, picturesque lake side & forest walks & good local schools all within walking distance,. The property is only minutes from both the A1 carriageway and M1 motorway, Lisburn & Sprucefield shopping

This split level, three bedroom home offers well proportioned living accommodation finished to the highest of standards with many original features throughout. The property benefits from a very attractive elevated lounge, open plan kitchen/dining area with Aga cooker, dining room, four bedrooms, bathroom, utility & integral 2 car garage. Rarely does the opportunity arise to purchase a property of this calibre in the Hillsborough area, early viewing is therefore advised.

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Features:

- Detached, split level property
- Four double bedrooms (master with en-suite)
- Large, comfortable lounge
- Kitchen open plan to living/dining area
- Bathroom comprising four piece suite
- Oil fired central heating
- Integral 2 car garage
- Garden sheds & summer house (on elevated patio – views)
- Beautiful setting on an elevated site with extensive gardens to both front and rear
- Only minutes from A1 dual carriageway and M1 Motorway.
- Walking distance from Hillsborough village centre

Accommodation:

Entrance Hall

A bright, welcoming space with entrance porch and cloakroom off. Solid Georgian style front door with glazed side panel.

Cloakroom: w.c. and wash-hand basin.

Lounge

15' 6" x 22' 6"

Very attractive elevated lounge with views over surrounding wooded area towards Hillsborough Castle grounds, large window seat, original period carved marble fireplace with slate hearth.

Kitchen

17' x 11' 2"

Bespoke solid pine kitchen with polished granite worktops and Belfast sink. At the heart of this kitchen is a charming green, oil fired two oven Aga with chrome tops. Ceramic tiled floor, recessed lighting, plumbed for dishwasher, fridge/freezer space.

Dining/Family Room

14' x 11'

Solid strip flooring. Ample living and dining space, open to kitchen.



Dining Room **23' 9" x 11'**
Original Victorian carved fireplace-pine surround with mirror overmantle granite hearth with gas fire, feature bay window, feature wood strip, hardwood reclaimed floor. Adaptable as playroom/other professional consultation rooms.

Master Bedroom **16' x 12' 4"**
x2 built in double wardrobes, sliding patio doors to extensive rear patio.
En-suite: white suite comprising corner enclosed power shower, low flush w.c. & vanity unit. Recessed lighting.

Bedroom 2 **16' x 12'**
x2 built in double wardrobes and wash-hand basin in vanity unit.

Bedroom 3 **16' x 12'**
x2 built in double wardrobes and wash hand basin in solid pine vanity unit.

Bedroom 4
Built in wardrobes.

Bathroom **10' x 7'**
Feature white suite comprising roll top bath, pedestal wash hand basin, low flush w.c., corner enclosed power shower.

OUTSIDE:
Tarmac driveway. Mature gardens laid in lawn with well stocked flowerbeds to both front and rear of property. Extensive gardens to rear with raised patio area and summer house offering lovely views over surrounding area. Rear garden fully enclosed with wood paneled fencing offering privacy & security. Garden sheds to both sides of property.

Integral Garage **23' 3" x 15'**
Ample parking for two vehicles. Utility room off.

Utility Room **11' 8" x 8' 8"**
Fully fitted kitchen units. Freezer and cooker point and washing machine tumble dryer points. Extensive cellars.

NOTE: These particulars are given on the understanding that they will not be construed as part of a CONTRACT, CONVEYANCE OR LEASE. Whilst every care has been taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to satisfy themselves regarding these given particulars.

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