

# 265

## Spencer Road



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# LWP

PROPERTIES

## AN ELEGANT, IMMACULATE HOME SET ON A LARGE PLOT, IN A GARDEN FULL OF TREES

WEB REF: RL4675

# R4,950,000

**ERF SIZE:** 21,000m<sup>2</sup>

**FLOOR SIZE:** 1m<sup>2</sup>

**RATES AND TAXES:** R2,500

**LEVIES:** R1,500



3



3



4



Three-bedroom house for sale in Chartwell

Set on a beautiful, boomed off, tarred street just off Cedar Road, this exceptional 2.1 hectare, three-bedroom property is waiting for you. It provides peaceful country living, yet it is within minutes of all the modern amenities the Chartwell area has to offer.

Enter this property down a winding driveway shaded by a canopy of trees, with meandering pathways leading through the lush garden. A charming, thatched cottage, ideal as an office, studio, or playroom, is nestled among the trees and a tranquil fishpond and water feature welcome you as you approach the front door.

Upon entering, the spacious entrance hall flows seamlessly into the main bedroom suite, which boasts a walk-in wardrobe leading into a generous bedroom with a fireplace, built-in wardrobes, and French doors opening to the garden. The en-suite bathroom features a large vanity, a sunken bath positioned beside a picture window, and private access to an enclosed courtyard, complete with a sauna (not currently in use).

The entrance hall leads to an elegant, expansive living room, highlighted by a wall of wooden windows and direct access to the pool patio, where a sparkling swimming pool invites summer fun. Overlooking the lounge is a mezzanine level, currently used as a second living room, with high windows flooding the space with natural light.

The dining room is designed for grand gatherings, comfortably accommodating a 14-seater dining table. A wood-burning stove in the corner provides warmth, while an adjoining bar enhances the space for entertaining. French doors open to the pool area, creating an effortless indoor-outdoor flow.

The farmhouse-style kitchen is a chef's dream, equipped with two ovens, a gas stove, and a large island. There is ample space for both a fridge and freezer, along with a spacious pantry, a large scullery, and a separate laundry room. An additional storage room, once used as a wine cellar, completes the kitchen. A back door leads to a courtyard with both covered and open washing lines.

Beneath the staircase leading from the dining room is a cozy study nook, perfect for a quiet workspace or reading corner. The stairs lead to the upper level, which offers two charming bedrooms tucked under the eaves, a study area, and a bathroom with a shower—a versatile space that can be adapted to suit your needs.

A guest loo with a shower...