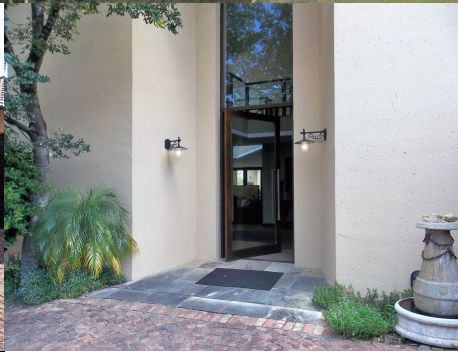


61

Aintree *Saddlebrook Estate*



Barry Scott-Brown

Non-Principal Property
Practitioner
Registered with PPRA

082 777 2552
barry@lwp.co.za

Aspen Sanders

Non-Principal Property
Practitioner
Registered with PPRA

083 210 9488
aspen@lwp.co.za

LWP

PROPERTIES

WEB REF: RL4745

ERF SIZE: 15,491m²

LEVIES: R7,200



7



4.5



3



YOU ASKED FOR IT - WE FOUND IT! - THE PERFECT FAMILY HOME IN THE LAP OF THE LUXURIOUS SADDLEBROOK

R16,000,000

A winding driveway welcomes you to this country-style beauty nestled in a cul-de-sac in Saddlebrook, with panoramic views of the Sandton skyline and the far-off Magaliesburg mountains.

A double volume entrance hall greets you on entry, leading you into the open plan kitchen/lounge/dining area. The formal lounge features a huge wood-burning fireplace and glass doors opening out on to the enclosed entertainment area. The dining area features a pellet-burning fireplace and a large family/TV room with a fireplace also all have glass doors that open out onto the entertainment area, which overlooks the sparkling pool and affords you magnificent views to be enjoyed all year round. A separate study is a perfect room for a work-from-home office or as a kids playroom.

The stunning open plan kitchen has a gas stovetop, built-in coffee machine, a scullery that combines as a second kitchen and has space for 2 under counter appliances as well as an extra fridge. Access to the garage is through the scullery and from the garage you will find a guest suite/cottage with a lounge, kitchenette, bedroom and bathroom.

An impressive staircase leads you upstairs where you will find the master suite and 2 well-sized en-suite bedrooms. You will find solid wooden flooring throughout the upstairs. A pyjama lounge is ideally situated upstairs, perfect for a family night in. The master suite features a walk-in wardrobe, fireplace, veranda and an en-suite bathroom.

A 2-bedroom cottage complete with kitchen, dining room, jet master fireplace in the lounge, a guest loo and a patio with built-in braai and an automated garage is the perfect "home away from home" for your guests.

Additional features:

Borehole

Solar panels which power a few lights and plugs during load shedding

Aircon in lounge, dining room and family room

Wine Cellar

Tennis court

Pond

2 x staff accommodation

Double-length carport - space for 4 cars

Whilst every care has been taken in the preparation of this listing, we