

# 267

## Stirrup Road



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# LWP

PROPERTIES

## GRACIOUS, SUNLIT HOME WITH INCOME COTTAGES & TOP EQUESTRIAN FACILITIES—CHARM, STYLE & FUNCTION BLEND

WEB REF: RL4712

# R5,499,000

ERF SIZE: 20,000m<sup>2</sup>

FLOOR SIZE: 400m<sup>2</sup>

RATES AND TAXES: R1,688



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Four-bedroom house for sale in Sun Valley/Bridle Park AH

This property is located in the peaceful suburb of Sun Valley, an area renowned for breathtaking sunsets and sweeping views. Outdoor enthusiasts will appreciate the tranquil surroundings, with quiet roads perfect for leisurely walks, cycling or taking in the natural beauty of the area. Deeply rooted in equestrian culture, this area is a haven for horse lovers, offering a lifestyle perfectly suited for those passionate about riding and country living.

Despite its serene atmosphere, Sun Valley enjoys a central location, providing easy access to major business hubs as well as a range of top amenities. Security is a top priority for the community, with comprehensive initiatives in place, including perimeter electric fencing, road closures, AI-monitored cameras and regular security patrols, ensuring peace of mind for residents.

This property, set on two hectares with incredible views, includes a spacious main house, two income producing cottages and fantastic equestrian facilities.

Main house:

Step into a bright and spacious entrance hall, where a striking spiral staircase leads to an open mezzanine level - currently used as an office - with its own balcony and breathtaking views over the garden and to the horizon.

The heart of the home is a sunny farmhouse kitchen, featuring a generous central island, a large scullery, and an expansive pantry, all seamlessly connected to the open-plan living area.

The double-volume living space includes a welcoming lounge with French doors that open to a fenced garden set within the larger, tree-filled garden, complete with a sparkling swimming pool.

Adjacent to the lounge, the light-filled dining room also opens out through French doors, creating a beautiful indoor-outdoor flow. Parquet flooring runs throughout, adding warmth and character, while a guest loo conveniently serves this living area.

