

# 38

## Pony Lane



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PROPERTIES

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Whilst every care has been taken in the preparation of this listing, we cannot be held responsible for any errors or omissions which may occur.

WEB REF: RL4728

ERF SIZE: 11,728m<sup>2</sup>

FLOOR SIZE: 736m<sup>2</sup>

RATES AND TAXES: R3,450



4



2



## FOUR-BEDROOM HOUSE FOR SALE IN SUN VALLEY

# R6,999,000

A country home nestled in a garden of trees

Inviting buyers to view and negotiate between R6 599 000 to R6 999 000.

This charming 1.5-hectare property is ideally situated in Sun Valley, offering a serene country lifestyle surrounded by wildlife and birds, yet just minutes away from top schools, shopping centers, and medical facilities.

A long driveway leads you through a fully fenced, mature, and lovingly tended garden to this immaculate country home. The thatch roof was recently replaced in June 2024, ensuring long-term durability.

Step inside to a spacious and light-filled entrance hall, setting the tone for the rest of the home. The living room boasts a striking double-volume ceiling and opens onto a generous covered patio with a built-in braai—perfect for all-weather entertaining. From here, you can enjoy views of the lush green lawn and sparkling swimming pool, all surrounded by beautiful trees.

The spacious dining room features a stunning stone accent wall and seamlessly connects to the farmhouse-style kitchen. Designed with personalised touches, the kitchen includes a breakfast bar, ample seating space, and a separate scullery. A cozy fireplace warms the home, creating a welcoming ambiance.

Additionally, the home includes a downstairs bar or secondary kitchen area alongside another comfortable living space, adding even more flexibility to this beautiful property.

Upstairs, a mezzanine level offers a versatile space for a study and TV lounge. The home features a total of four well-appointed bedrooms and three elegantly finished full bathrooms. Three bedrooms are located downstairs, while the main suite upstairs boasts an en-suite bathroom, a walk-through wardrobe, and provides a private and peaceful retreat among the treetops.

Further Amenities:

This property offers a range of additional features to enhance your country lifestyle. Two staff quarters share a bathroom and kitchen, providing comfortable accommodation. A wilder, natural area at the bottom of the