



SOUTH AFRICA GAUTENG CHARTWELL

**R 12,000,000**

*150 Years*  
**JOHN D WOOD & CO.**

London, Country & International Property

## SOUTH AFRICA GAUTENG CHARTWELL

Stately Chartwell Manor Home -Country Style Small Holding in the City - FOR SALE A graciously presented Exclusive Mandate, Seeff Fourways is honoured to exhibit this masterfully crafted property. An exemplary piece of real estate, this Chartwell Manor sets a precedent for homes of its class. Providing a serene environment that affords one with unparalleled freedom to thrive and space to flourish. Equipped with a myriad of lifestyle enhancing features and essential safeguards, including a self contained water supply via a bore hole, state-of-the-art power backup facility and a sophisticated security system, this home provides uninterrupted comfort and piece of mind.

**Walk In Closet,  
Borehole,  
Built In Braai,  
Alarm System,  
Balcony,  
Built in Wardrobes**

**R 12,000,000**



An Enchanting property, set upon a heavenly 2.4 Acres (9702 m<sup>2</sup>) of erven, on the periphery (boundary) of Steyn City. Within spitting distance of its "Oak Lane" residences and a mere 2 Kms drive to the drop off point at the prestigious Steyn City School. A double gated entryway provides secure access to the properties lush and expansive grounds. Equine friendly, able to accommodate 4 horses in its sizable stables with two additional rooms for tack & feed. The paved driveway, leads to a sizable guest parking area opposite the homes automated 3 car garage. The drive extends onward, past a majestic water fountain positioned at the entrance of the main house, to the bottom of the Erf, where you find an additional Free-Standing, 2 bed, 1 bath(Open plan cottage) that has an automated single garage & shaded carport and garden of its own. After tossing a coin into the homes very own wishing well, we proceed through the front door of the main residence. Under the soaring ceilings of the grand reception / living room, the impeccable craftsmanship and attention to detail are evident in every corner of this remarkable home.



The living/dining areas are each fitted with gas fireplaces and/or underfloor heating ensuring comfort during winter months, as well as setting a lovely ambiance when entertaining guests. Ample natural light and airflow is enjoyed throughout the home, assisted in part by the large enclosed patio (dining/entertainment area). Including a built-in gas braai and stacking doors/shutters, that when opened, effortlessly connect with the revitalizing poolside/deck area and breathe life through the residence. The two additional rooms are found on this level, separated by bathroom in the middle they are purposed as a office and children's study/playroom. At the heart of the home is a well-appointed, country style kitchen. Tastefully fitted with top of the range cooking apparatus (gas/electric), as well as customized built-in fridge & freezer units that effortlessly blend in with the aesthetics of the room. Completed with granite counter tops and a large solid center island with a food prep wash basin and additional storage. Connected to this space, is a charming courtyard area, perfect for taking a break from the heat of the kitchen or perhaps harvesting some fresh herbs and produce. The separate scullery hosts extra storage, side by side sinks and space for 3 under counter appliances.



This room also provides access to both the garage and driveway. Ascending the solid wooden staircase to the upper level, is a landing area overlooking the main living room, with security gates fitted on either ends of the passages leading towards the sizable 4 bedrooms (3 en-suite) To the right, direct access to the Master bedroom a marvelous, sun kissed sanctuary that comes complete with a gas fireplace, walk in closets and a luxurious en-suite bathroom featuring stylishly fitted dual vanities. This room is also graced with direct access to one of the two balconies on this level, providing panoramic views of the property and poolside below. Quality is maintained in the additional bedrooms & bathrooms upstairs. Each thoughtfully adorned with tasteful and functional additions, consistent with the exquisite finishes seen throughout the home. Back downstairs, we head into the triple garage with additional store room. This space houses the ultra high capacity Solar Power system. 8 wall mounted batteries and 3 inverters are fed by over 50 solar panels. Above the garage, an additional room, currently purposed as partitioned offices with built in storage, a kitchenette and bathroom.



This fully kitted homes is intelligently set up Wireless Fidelity (Wi-Fi) mesh system, ensures internet & connectivity is consistently maintained throughout the house. A Multimedia System with several wall mounted control panels & fitted surround sound speakers, enable you to play and sync media all around the house. In addition to the above , the property is fitted with solar geysers with temp control, a grey water system /septic tank as well as two full staff quarters. This impeccably well rounded property presents one with a Real Estate Investment Opportunity of the highest Quality Act Today to secure the Lifestyle Investment you deserve.



