



308a Fabians Road, **Greytown**

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### Greytown - A Grand Country Lifestyle

Meadowview is a rare opportunity to secure a unique homestead in a top location on 3.14 hectares of fertile land. Set well back off a quiet rural road but just a few minutes into Greytown or a short drive to the wine trails of Martinborough. Beyond the two impressive sentinel lion statues, the home welcomes you from the moment you enter - a blend of old & new creating character of a high standard, traditional colonial classic charm with all the comforts of modern construction. You'll appreciate the warmth of timber throughout - beautiful totara floors, heart rimu panel doors, an impressive matai staircase all finished to an exacting standard by a top tradesman. The lower floor has a designer kitchen with polished aggregate tops, a large gas cooking range all handy to the semi separate dining area. A very large formal living room has three sets of wide French doors that open out to a spacious covered deck, this is the place for entertaining & outdoor living where you can relax look out over lawns, home orchard & gardens. When the lights go down the home theatre entertainment system takes over. There's a nice double bedroom with a delightful window seat plus the infants room ( or office ) and the main bathroom. Upstairs two bedrooms, master has a dressing room and ensuite with spa bath. Step out to a large 10m x 6m rooftop balcony for awesome mountain and rural views out to of the Tararua Ranges. Next to the double garage is a sauna and outdoor shower and in the back paddock a good sized implement shed - storage shed and chicken coop. For the keen gardener lots of potential here if you wish to extend & create and enough land to run some animals whether horses or alpacas, but easy to have someone else take care of the land and you can still keep your rural seclusion. Has private valuation of \$1,800,000 open to offers. Appointments only ask Andrew Stokes 027 220 1049

3.14 ha

**\$1,600,000**

ID# 31924190056



**Andrew Stokes**

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**Liz Ryniker**

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