



Kingsley Manor

Ballanard Woods, Douglas



Kingsley Manor

- Executive detached home extending to approx. 6,000 sq.ft
- 5 Minute Drive to Douglas Town Centre
- Entrance Hall with Cloaks and WC
- Kitchen, Dining Room, Lounge
- TV Room, Study
- 5 double Bedrooms all with En-suite's
- 1 Acre plot with landscaped gardens
- Outdoor entertaining space
- Indoor heated pool with Jacuzzi, Steam Room and Changing Room
- Gym
- Triple Garage Block

Black Grace Cowley are delighted to bring Kingsley Manor to the market, an executive detached home extending to approx. 6,000 sq ft. The property is situated within the exclusive Ballanard Woods development, a short 5 minute drive to Douglas Town Centre and a 25 minute Drive to King William's College and the airport. Accessed via a private entrance and driveway with electric gates, this exceptional home offers security and privacy.

Upon entering the property there is an imposing double-height entrance hall with feature staircase leading to the first floor. A brand newly fitted, superbly appointed and exquisitely finished breakfast-kitchen sets the bar, opening into a family dining room itself linking perfectly back into the entrance hall. The living room is a spacious dual aspect room with a set of French doors leading out to the gardens. There are a further two reception rooms on the ground floor including a study and TV room. On the first floor is a master bedroom suite with a walk-in dressing room and en-suite bathroom, a further four double bedrooms- all with en-suites.







The property is complimented by a leisure complex which includes a 15m indoor heated pool with jacuzzi, steam room and changing facilities. The gym is accessed from the pool with bi-fold doors opening out onto a fabulous private rear patio helping create an indoor/outdoor living area, perfect for spring and long summer evenings.

Kingsley Manor is set on a private plot extending to approximately 1 acre, with mature hedging to the borders and lawned gardens.

To arrange a private viewing of this beautiful, turn key home, please contact Black Grace Cowley on 01624 645555































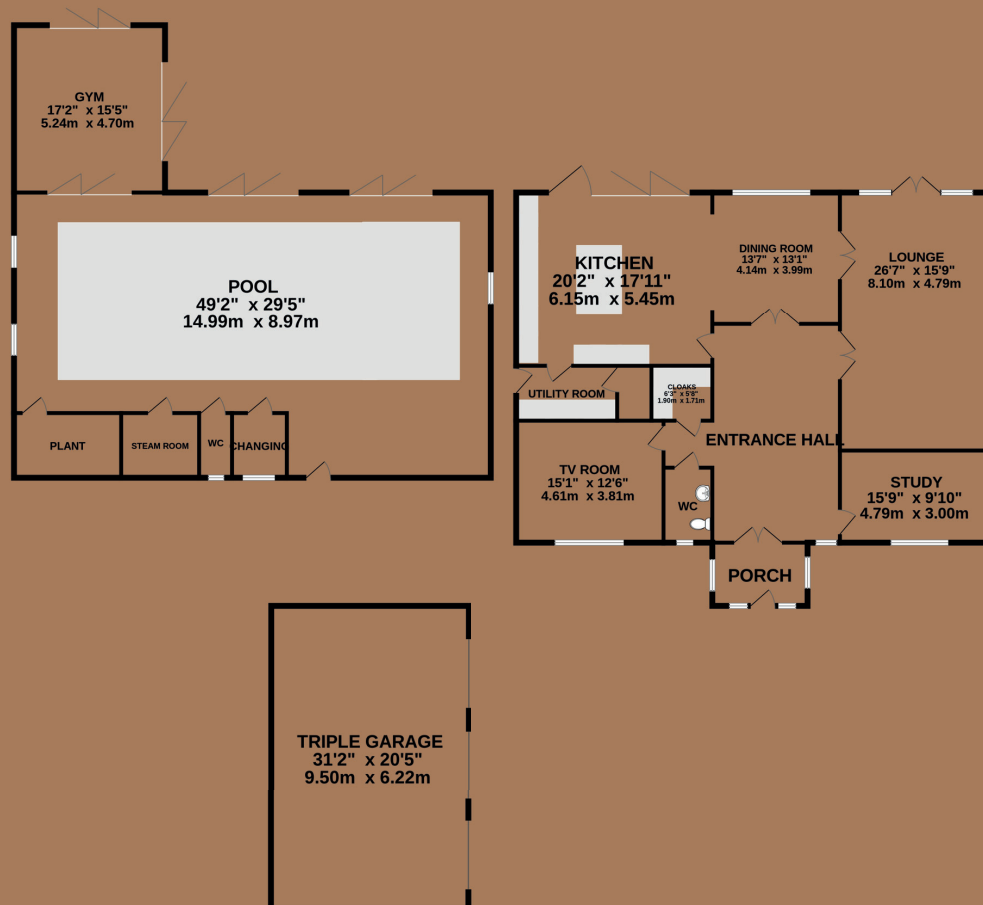




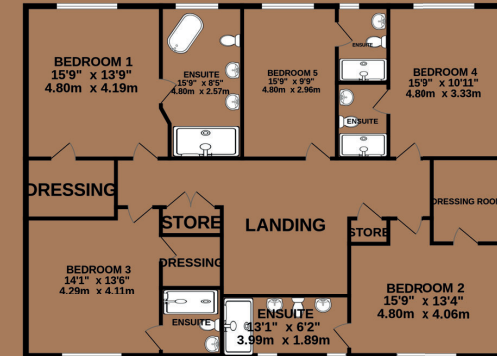


BLACK GRACE COWLEY

GROUND FLOOR
4169 sq.ft. (387.4 sq.m.) approx.



1ST FLOOR
1763 sq.ft. (163.7 sq.m.) approx.



TOTAL FLOOR AREA : 5932 sq.ft. (551.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING

Viewing is strictly by appointment only
through the Agent.

Tel: 01624 645 555

Email: hello@blackgracecowley.com