





**** IMPRESSIVE ARCHITECT DESIGN
PROPERTY BACKING ONTO OPEN
COUNTRYSIDE **** This bespoke
property has been built to a very high
specification, including ground floor
under floor heating, oak internal doors,
quality fitted kitchen with Quartz work
surfaces and built in appliances. A
perfect family home approached via a
private lane with electric double gates
onto a large drive and turning area. In
brief the property offers an entrance
hall with guest cloakroom, Lounge with
feature exposed brick fireplace and log
burning stove and a family room. Open
plan living and dining kitchen with an
island and bifold doors, separate utility
room. Four double bedrooms, two
ensuite shower rooms and a family
bathroom. Landscaped gardens with
timber cabin and adjacent to the open
countryside. INTERNAL VIEWING IS
HIGHLY RECOMMENDED.



ENTRANCE HALL

Entrance door into the hall with stairs to the first floor, cast iron radiator, tiled floor with under floor heating and doors to -

CLOAKROOM

Low flush wc, wash hand basin, tiled floor with under floor heating and a double glazed window.

LOUNGE

Exposed brick fireplace with a log burning stove, tiled floor with under floor heating, double glazed window to the front and double doors and windows onto the garden.

OPEN PLAN KITCHEN

High specification wall mounted, base and drawer units with quartz work surfaces and island with breakfast bar. Sink and drainer unit with mixer tap, fitted electric double oven and hob with extractor hood, integrated fridge freezer and dishwasher. Tiled floor with under floor heating, double glazed window to the side and bifold doors onto the garden.

UTILITY ROOM

Fitted units with work surfaces and a sink unit, plumbing and space for a washing machine and further appliance space, tiled floor with under floor heating, door to the side, double glazed window to the front and a storage cupboard.

FAMILY ROOM

Double glazed window and a radiator.

FIRST FLOOR LANDING

Loft access, storage cupboard and doors to -



BEDROOM 1

Double glazed window, radiator and door to -

EN SUITE

Walk in shower, low flush wc, vanity sink unit with wash hand basin and storage under, skylight window and a chrome heated towel radiator.

BEDROOM 2

Double glazed window with views over the garden and fields, wardrobe, radiator and door to -







EN SUITE

Enclosed shower, low flush wc, vainly sink unit with wash hand basin and storage under, double glazed window and a chrome heated towel radiator.

BEDROOM 3

Double glazed window to the front, radiator.

BEDROOM 4

Double glazed window to the rear with views over the garden and countryside, radiator.

OUTSIDE

Approached through electric double gates onto a gravelled and block paved drive proving ample secure parking and a turning area. The rear garden has been landscaped to offer a good size block paved patio area, two lawn areas and a timber cabin/workshop/home office or gym with an oak floor, power and lights. The rear garden backs onto the open countryside.

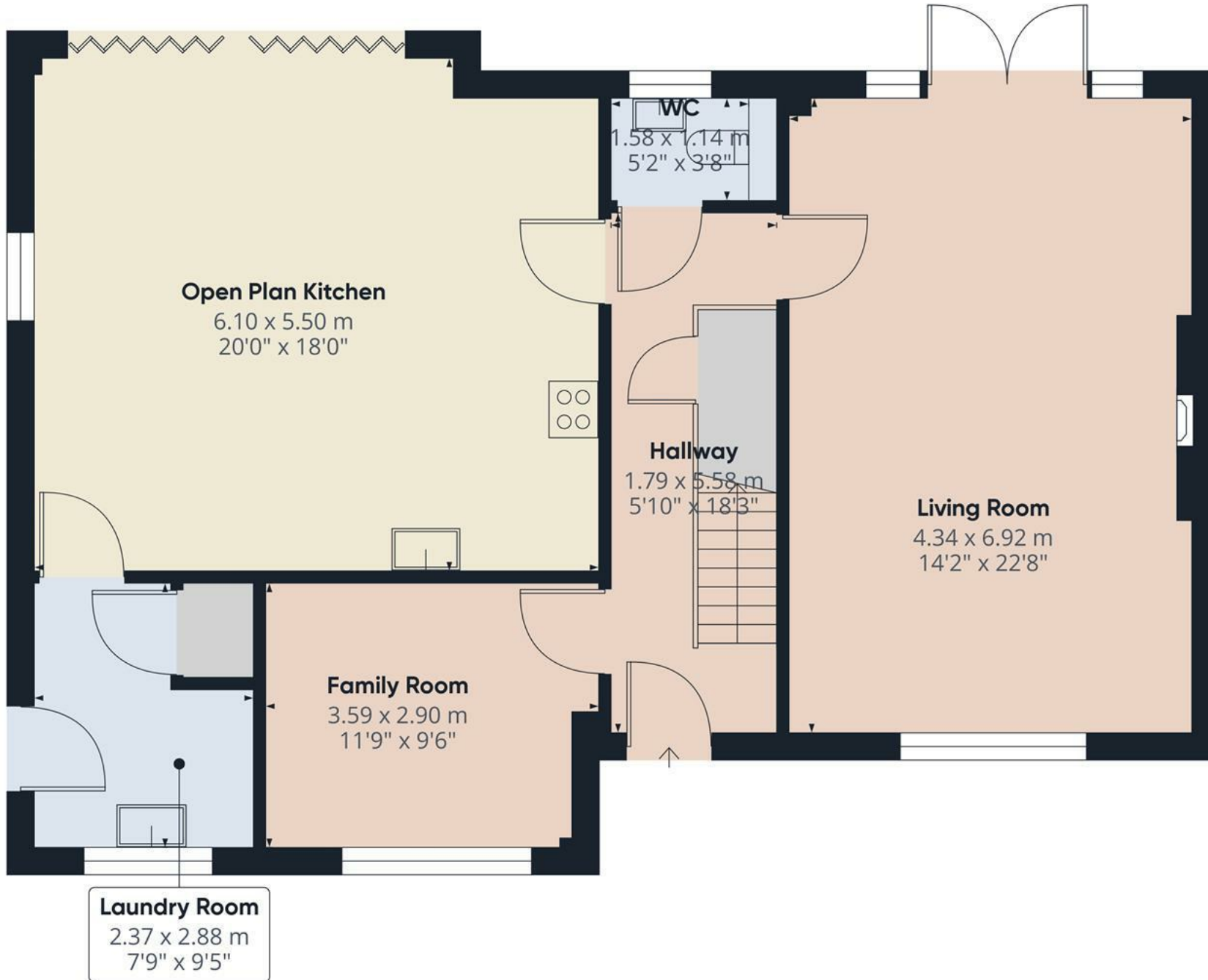












Approximate total area⁽¹⁾
92.93 m²
1000.29 ft²

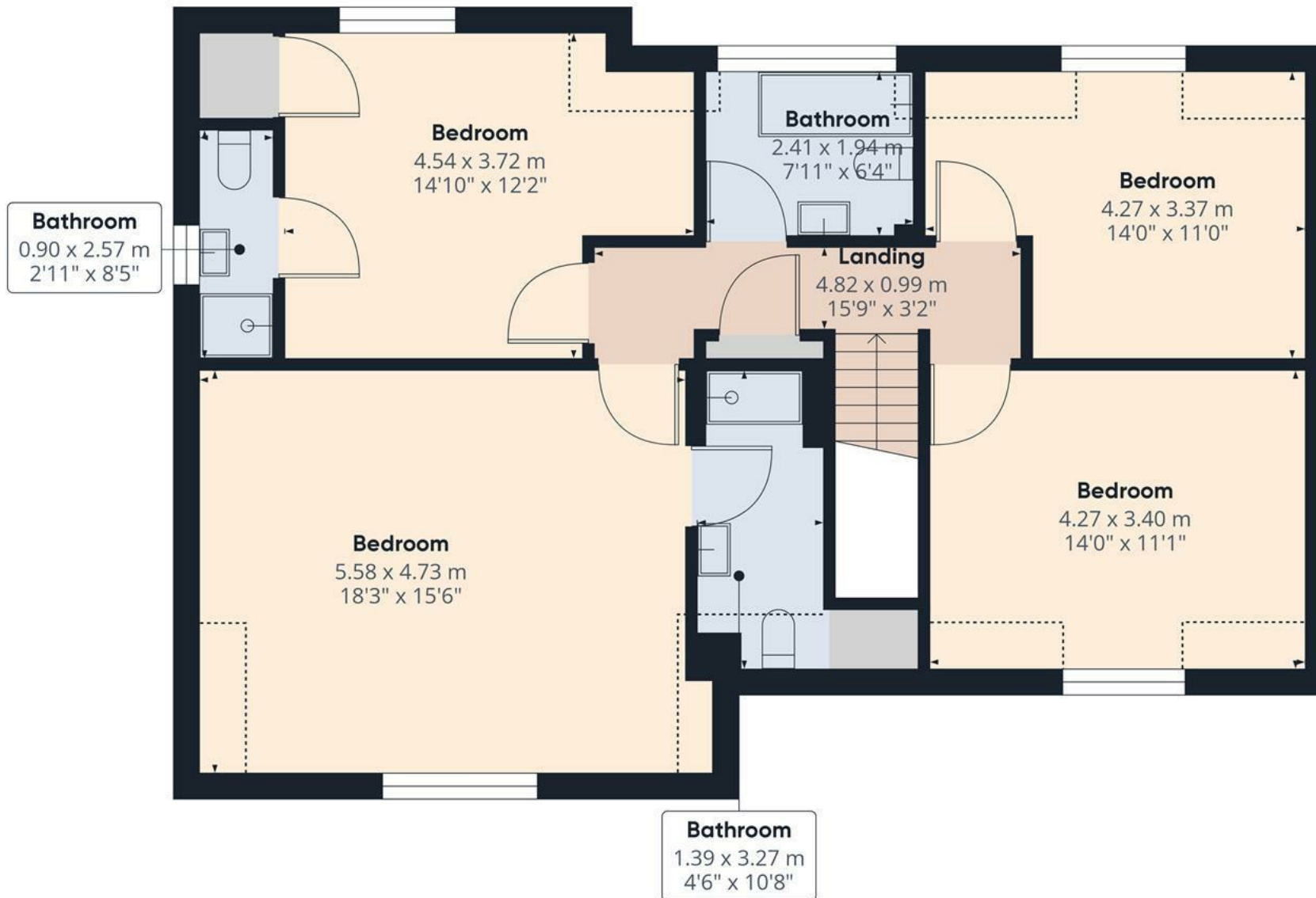
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0



Floor 1

Approximate total area⁽¹⁾

87.38 m²
940.55 ft²

Reduced headroom

6.14 m²
66.09 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

