





This exceptional five-bedroom detached residence is set on a generous plot, offering far-reaching views. Designed for modern family living, the property boasts five well-proportioned double bedrooms, including a truly remarkable master suite featuring a private upstairs sitting area, a dressing room, and a luxurious en-suite. With three beautifully appointed reception rooms, the home provides an abundance of space for both relaxation and entertaining. The integrated double garage adds to the convenience, while the property's sought-after location in a popular residential area enhances its desirability. Impeccably presented throughout, this stunning home must be viewed to be fully appreciated. Viewings are strictly by appointment only.





















Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

246.26 m<sup>2</sup>

2650.73 ft<sup>2</sup>

Reduced headroom

1.53 m<sup>2</sup>

16.42 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

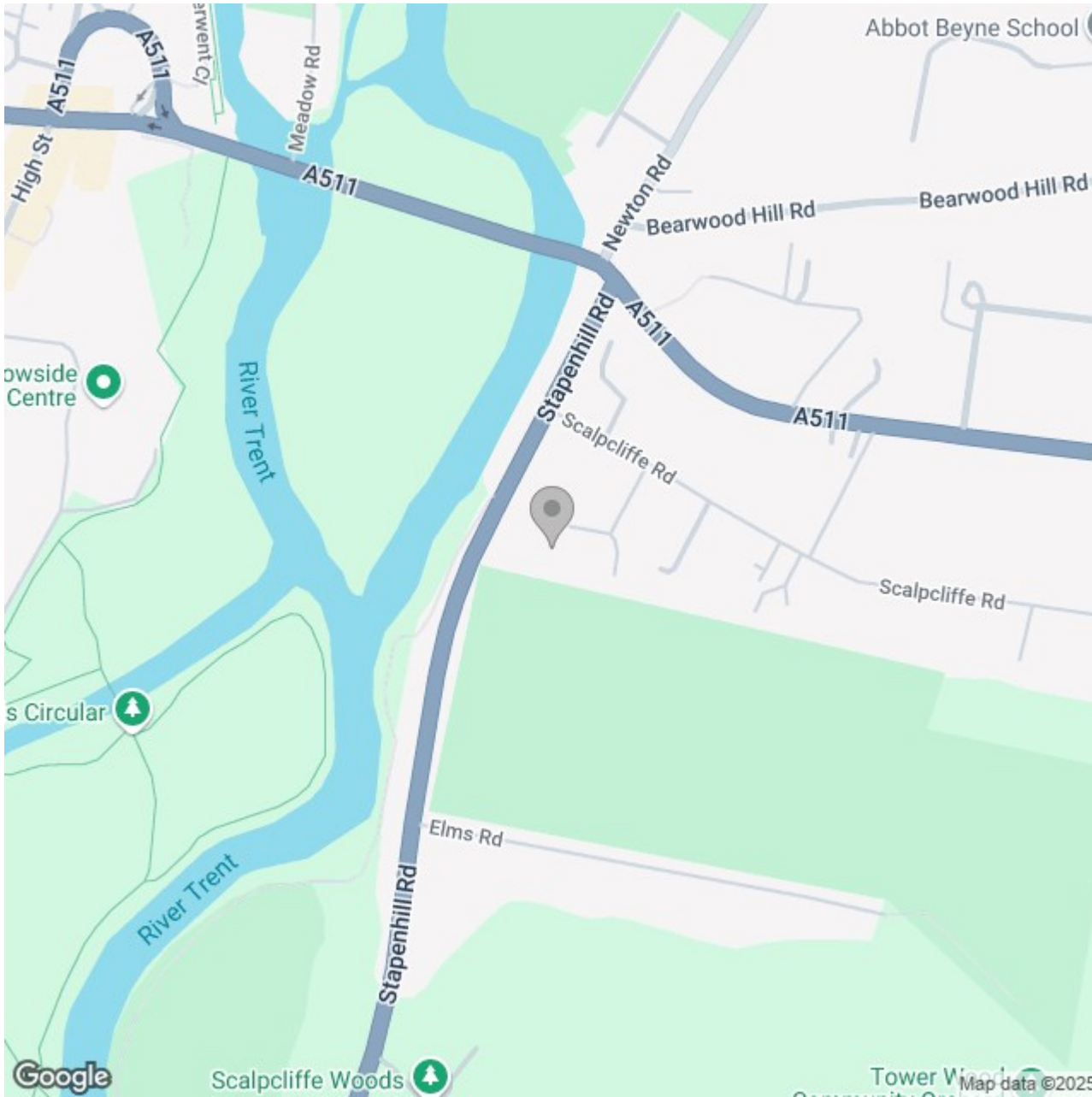
..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>79</b>   |
| (69-80) <b>C</b>                            | <b>71</b>                  |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |