





This impressive four-bedroom family home is beautifully presented throughout, offering spacious and thoughtfully designed accommodation ideally suited to modern family living. Occupying a generous plot, the property enjoys a stunning open outlook across the surrounding fields, creating a wonderful sense of space and tranquillity.

Situated in the sought-after semi-rural setting of Cocknage, the property offers the best of both worlds, combining a peaceful countryside environment with convenient access to local amenities, schools and commuter routes.

The accommodation has been thoughtfully arranged to provide four generous double bedrooms to the first floor, alongside excellent open-plan living space on the ground floor and an additional reception room which offers flexibility as a home office, study or snug.

In brief, the property comprises;- entrance hallway, leading through to an impressive open-plan kitchen, dining and living space, which in turn flows into the lounge/diner, creating a fantastic sociable area for both everyday family life and entertaining. There is also a separate reception room/office, and a convenient downstairs WC.

To the first floor, there are four well-proportioned double bedrooms, with the principal bedroom benefiting from its own ensuite, together with a separate family bathroom.

Externally, the property benefits from off-road parking for two vehicles and a generous plot, which is mainly laid to lawn but also features a generous patio and decked area, enjoying its attractive open countryside outlook.

Move-in ready and beautifully presented throughout, this is a fantastic opportunity to acquire a spacious and versatile family home in a desirable semi-rural location. Early viewing is highly recommended to fully appreciate the accommodation, setting and views on offer.



Entrance

A welcoming entrance hallway with a door providing access from the front, attractive oak parquet flooring and underfloor heating. Useful storage cupboard housing the hot water system. The hallway is open to:-

Kitchen/ Dining/ Living Area

A superb open-plan space forming the heart of the home, fitted with a comprehensive range of base and eye-level units complemented by quartz worktops. Features include a Belfast sink with mixer tap, induction hob with extractor hood over, integrated Bosch double oven, fridge freezer, microwave, wine fridge and dishwasher. A breakfast bar provides additional seating and preparation space.

There are double-glazed windows to both the front and rear elevations, feature beams, oak parquet flooring and underfloor heating. An impressive oak staircase with glazed balustrade rises to the first floor. The room is open through to the:-

Lounge Diner

A spacious reception space featuring a fireplace with multi-fuel burner, stone hearth and wooden mantle. Feature beams, oak parquet flooring and underfloor heating continue throughout. Double French doors open directly onto the garden, with an additional single door providing access to the side garden. There is ample space for a dining table and chairs, making this an ideal space for both family life and entertaining.

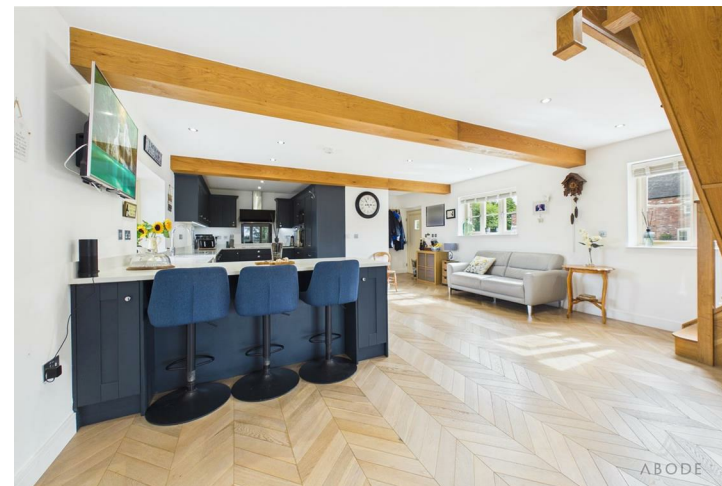


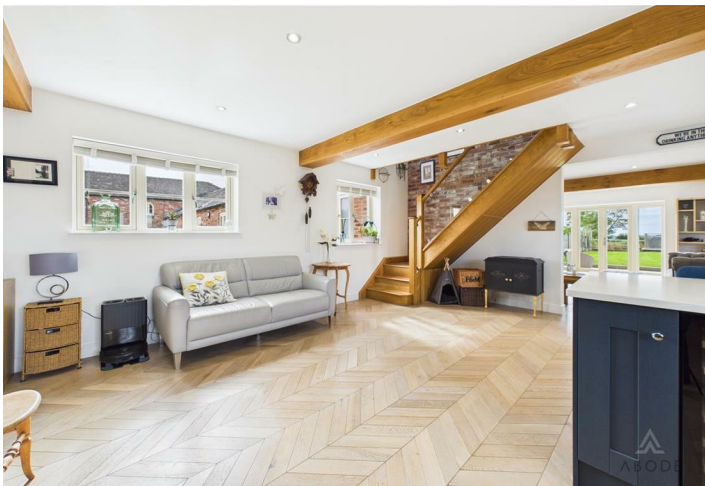
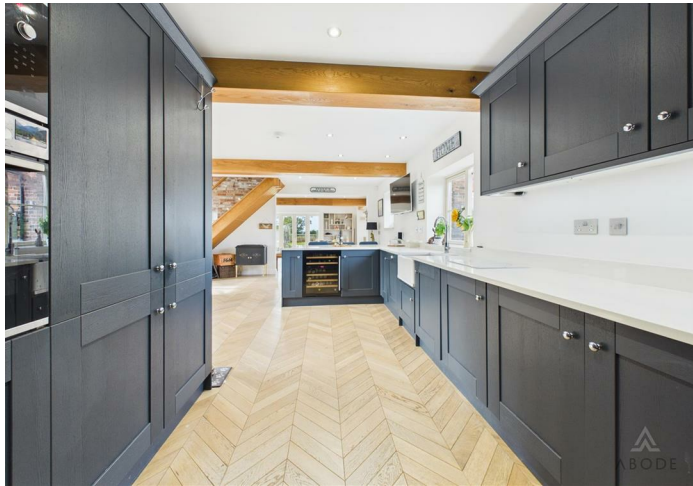
Reception Room/ Office

A versatile additional reception room, currently suited to use as a home office or study. Featuring oak parquet flooring, underfloor heating, double French doors opening onto the garden and loft access.

WC

Fitted with a modern WC and wash hand basin with storage cupboard beneath. Oak parquet flooring and underfloor heating.







Landing

The first-floor landing features two central heating radiators, attractive brick detailing to one wall and skylight windows overlooking the front.

Master Bedroom

A well-proportioned principal bedroom featuring fitted wardrobes, decorative wall panelling and a central heating radiator. Double glazed windows to the side elevation provide an attractive outlook over the garden.

Ensuite

A contemporary ensuite comprising WC, wash hand basin with storage beneath and a walk-in shower enclosure with glazed screen. Further benefits include a heated towel radiator, underfloor heating, tiled surrounds and double glazed windows.

Bedroom

A generous double bedroom with double-glazed window to the rear elevation and central heating radiator.

Bedroom

A well proportioned bedroom with double glazed window to the side elevation and central heating radiator.

Bedroom

A further bedroom with double glazed window overlooking the rear and central heating radiator.

Family Bathroom

A modern family bathroom fitted with WC, wash hand basin and bath with waterfall shower over. Heated towel radiator, underfloor heating, tiled surrounds and a skylight window to the front elevation.

Outside

The property is approached via a private driveway serving the properties within the development, with

off-road parking for two vehicles and additional visitor parking available. The front is laid to lawn, with a pathway leading to the front entrance.

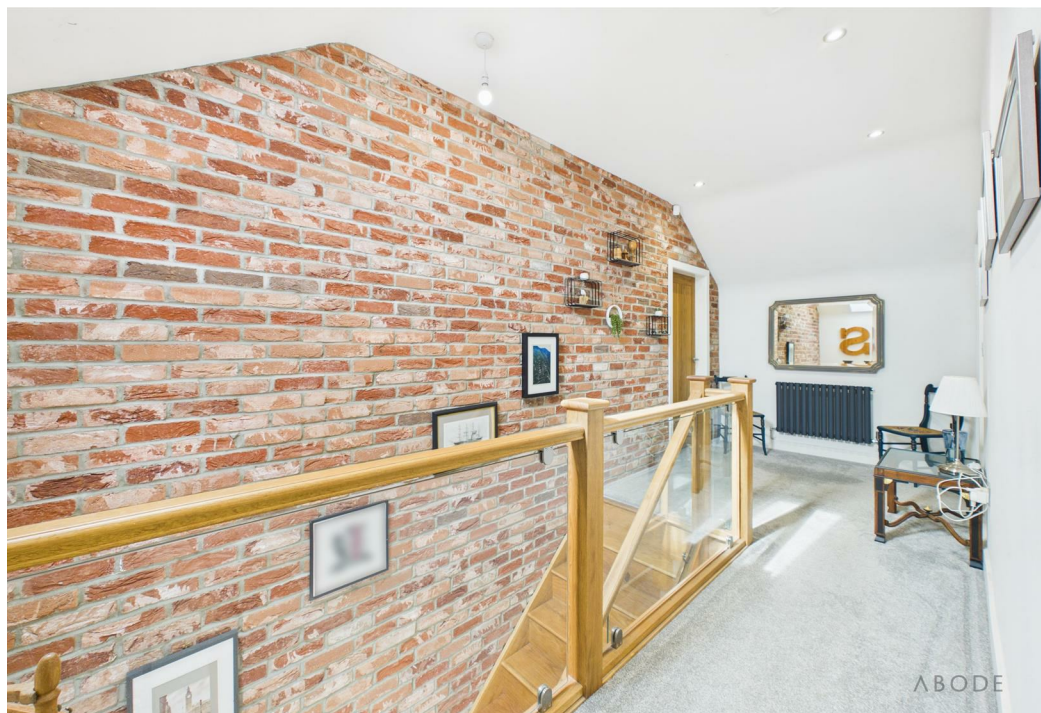
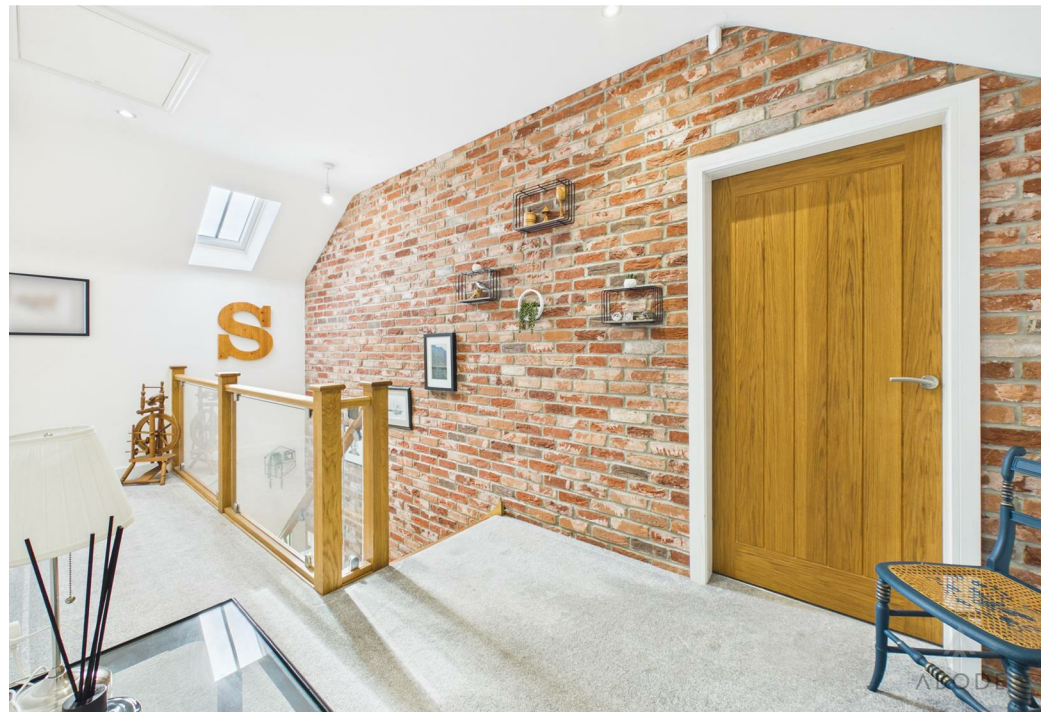
The property benefits from enclosed gardens to both the side and rear, with the generous rear garden being a particular highlight. Predominantly laid to lawn, the garden enjoys a stunning open outlook over neighbouring fields while also offering an excellent degree of privacy. Patio areas provide ideal spaces for outdoor dining and entertaining, complemented by a further decked seating area.

The garden is well established and thoughtfully planted, featuring a variety of fruit trees and vegetable beds. There is also a large external storage shed with power and lighting, while the oil tank is discreetly positioned within the garden.

















Approximate total area⁽¹⁾

209 m²

2248 ft²

Reduced headroom

0.9 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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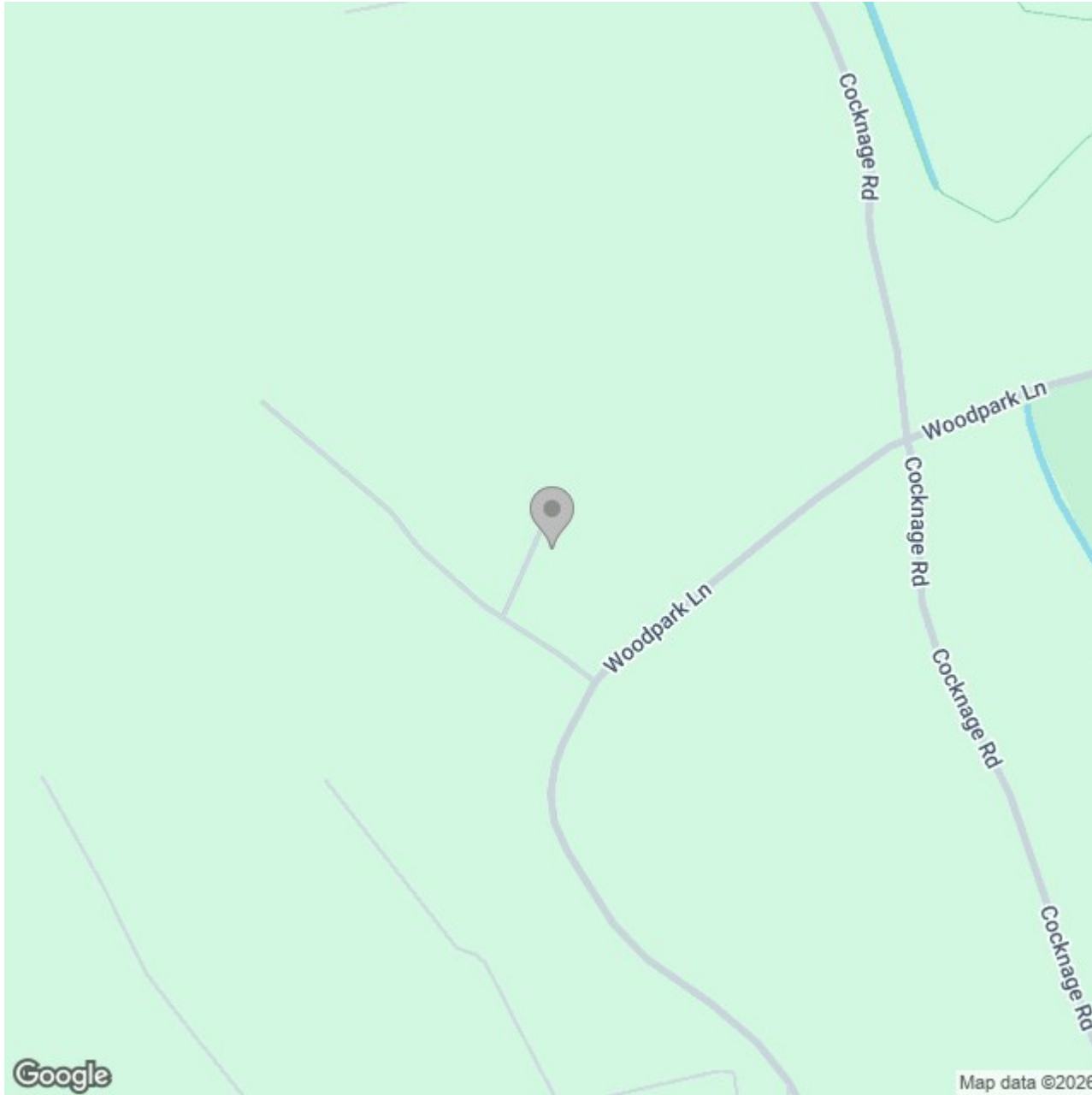


Floor 0



Floor 1





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	