



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		83	89
		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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A truly stunning and magnificent five bedroom family residence built in 2016 of impressive proportion, complete with high end specifications including a 19' kitchen breakfast room open plan into 14' dining room, family room / study, 18' lounge with log burner over looking the south facing rear garden.

- 19' kitchen/breakfast room.
- Three reception rooms.
- 19' master bedroom with ensuite.
- Four further bedrooms.
- Front and south facing rear garden.
- Double garage with parking to front.

GROUND FLOOR -

Entrance Hall -

Storm canopy. Outside lighting. Principle entrance door with glass light panel to the side. Decorative coving & inset down lighters to ceiling. Under stairs storage cupboard, housing the alarm key pad, multi room surround sound music system and the underfloor heating controls. Ceramic tiled flooring and under floor heating. Stairs to first floor.

Cloakroom -

Wall mounted wash hand basin with vanity unit. Low level WC. Ceiling down lighters and coving. Under floor heating. Porcelain tiled flooring.

Family Room -

9' 5" x 9' 4" (2.87m x 2.84m) Double glazed window to the front aspect. Chrome socket fittings throughout. Decorative coving & ceiling down lighters. Carpet as fitted.

Dining Room -

13' 8" x 9' 5" (4.17m x 2.87m) Bay double glazed window to the front aspect. Under floor heating. Decorative coving & ceiling speakers. Porcelain tiled flooring. Large arch leading into;

Kitchen Breakfast Room -

19' 2" x 11' 1" (5.84m x 3.38m) 19' 2" x 11' 1" (5.84m x 3.38m) A recently refitted range of base and wall mounted shaker style cupboards with granite work surfaces. Double butler sink with mixer taps over and cupboards below. Four ring Neff electric halogen hob & Neff extractor canopy over. Eye-level built in Neff double oven and microwave. Integrated dishwasher. Integrated fridge / freezer. Centre preparation island with cupboards below. Built in wine cooler cabinet. Breakfast Area - Matching base units & granite work surfaces to breakfast area. Ceiling down lighters, decorative coving & surround speakers to ceiling. Plasma wall TV point. Under floor heating. Porcelain flooring throughout. Double glazed window to the side aspect. Door leading into;

Utility Room -

6' 2" x 6' 11" (1.88m x 2.11m) Range of base and wall mounted units with granite work surfaces. Stainless steel sink drainer. Space and plumbing for washing machine. Area for tumble dryer. Door leading into the double garage. Wall mounted gas fired boiler providing domestic hot water and central heating. Down lighters to ceiling. UPVC part glazed door leading to the rear garden. Under floor heating. Ceramic tiled floor.

Lounge -

18' 1" x 12' 3" (5.51m x 3.73m) Double glazed windows to the side aspect. Bi-folding double glazed doors to the rear aspect. Feature fireplace with log burner, wooden mantle & slate hearth. Plasma wall TV point above fireplace. Decorative coving & ceiling surround speakers. carpet as fitted.



FIRST FLOOR -

Landing -

Stairs to first floor with contemporary glass balustrade & wooden handrail. Double glazed window. Access to loft. Ceiling down lighters & decorative coving to ceiling. Radiator. Airing cupboard with a stainless steel Tempest hot water cylinder. carpet as fitted.

Master Suite -

19' 10" including en-suite x 16' max (6.05m x 4.88m) with restricted head height. Two double glazed dormer windows to the front aspect. Two double radiators. Ample power points. Down lighters & surround speakers to ceiling. Carpet as fitted. Oak door with brushed steel furnishings leading into;

En-Suite -

Wall mounted vanity unit wash hand basin. Separate corner shower cubicle. Low level WC. A range of modern ceiling to floor tiles. Heated chrome towel rail. Porcelain tiled flooring. Velux window.

Bedroom Five - (currently a dressing room for the master suite)

9' 5" x 11' 4" (2.87m x 3.45m) measurement including wardrobes. Double glazed window to rear aspect. Down lighters to ceiling. Built in open front wardrobes with hanging space, shelving and drawers. Radiator. Carpet as fitted.

Bedroom Two -

17' 7" x 12' 4" (5.36m x 3.76m) measurement including en-suite & door recess. Velux window with blind to side aspect. Double glazed window to rear aspect. Radiator. Carpet as fitted. Oak flush door complete with chrome furnishings leading into;

En-Suite -

Velux double glazed window to side aspect. Vanity unit wash hand basin with cupboards below. Fully tiled corner shower. Chrome towel rail. Excellent range of Porcelanosa splash back tiles and tiled flooring.

Bedroom Three -

10' 1" x 11' 1" extending to 14' (3.07m x 3.38m) into bay window. Double glazed bay window to front aspect. Down lighters to ceiling. Radiator. Carpet as fitted. Oak flush door complete with chrome furnishings leading into;

En-Suite -

Frosted double glazed window to side aspect. Vanity unit wash hand basin. Low level WC. Large shower cubicle. Chrome heated towel rail. Range of ceiling to floor splash back tiles. Ceramic tiled flooring.

Bedroom Four -

9' 5" x 9' 5" (2.87m x 2.87m) + wardrobes recess & door recess. Double glazed windows complete with plantation shutters to front aspect. Down lighters to ceiling. Carpet as fitted.

Family Bathroom -

9' 1" x 6' 7" (2.77m x 2.01m) Frosted double glazed window to side aspect. Vanity unit wash hand basin with cupboard below. Low level WC. Tiled panel bath with mixer taps over & shower attachment. Separate fully tiled shower cubicle with glass door. Chrome heated towel rail. Ceiling to floor Porcelanosa tiles.

OUTSIDE -

Front Garden -

Mainly laid to lawn with laurel hedge to front boundary. Blocked paved driveway. Path leading to front entrance door.

South Rear Garden -

Mainly laid to lawn with shrubs and specimen trees. patio area. Raised vegetable bed. Wooden storage shed & log store.

Double Garage -

Twin electrically operated up and over doors. Plastered walls, ceiling and skirting throughout. Power and light. Pedestrian doors leading into the utility room and the rear garden.

