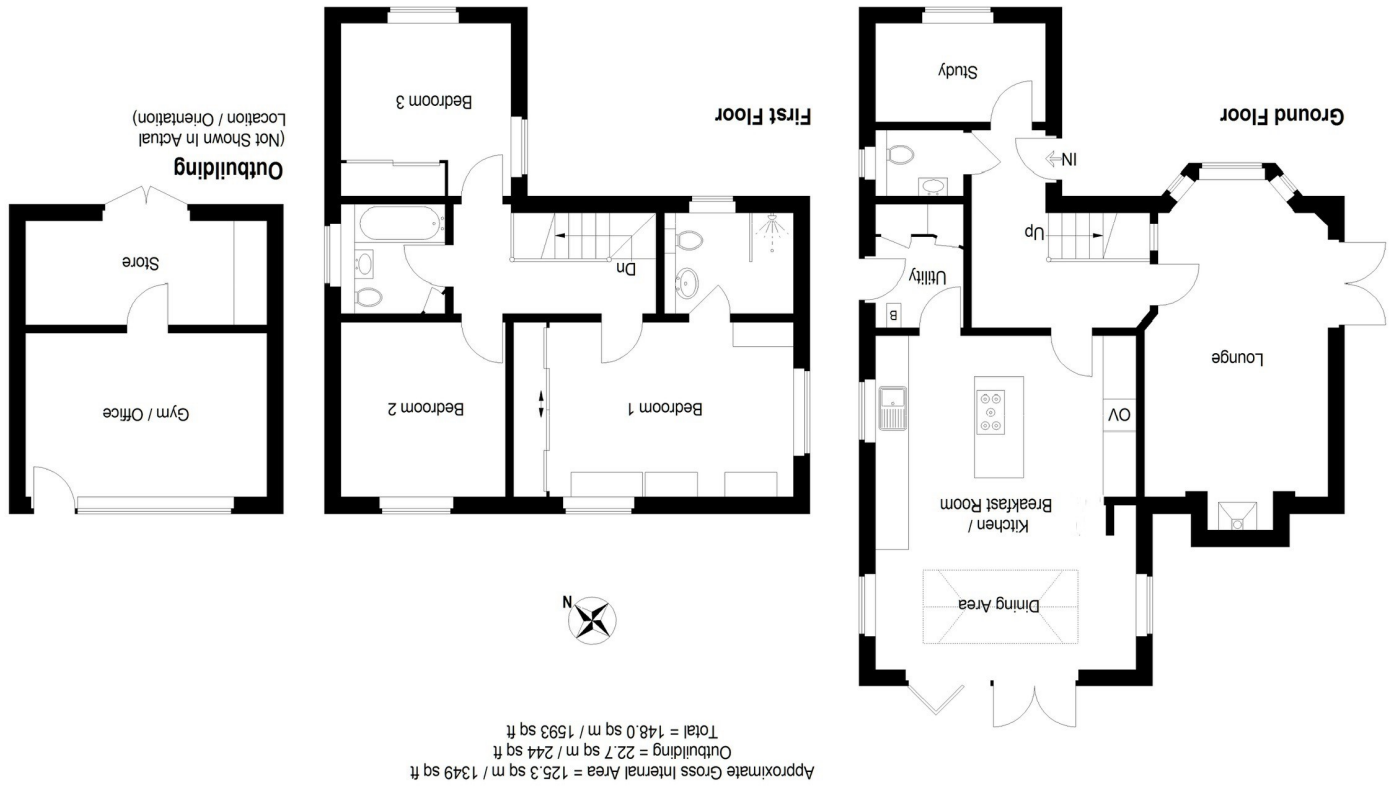


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1163093)



- Stunning Individual Family Residence
- Three Double Bedrooms Including En Suite To Principal Bedroom
- Two Reception Rooms
- Zoned Underfloor Heating To Ground Floor
- Professional Landscaped Wrap Around Garden

- Built By An Acclaimed Local Developer
- Bespoke Kitchen/Breakfast/Family Room
- Custom Fitted Window Shutters Throughout
- Cat 6 Wired
- Detached Barn And Private Driveway



Composite Panel Door To

Reception Hall

12' 5" x 10' 10" (3.78m x 3.30m)

Staircase to first floor with Oak and glass balustrade, understairs recess, dimmer switch, wall light points, engineered Oak flooring.

Cloakroom

Fitted in a two piece contemporary white suite comprising wall mounted low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap, natural stone tiling, extractor, UPVC window to side aspect, porcelain floor tiling.

Study

9' 7" x 6' 1" (2.92m x 1.85m)

UPVC window to front aspect, concealed fuse box and master switch, engineered Oak flooring.

Sitting Room

19' 3" x 11' 9" (5.87m x 3.58m)

A light double aspect room with UPVC bay window to front aspect and French doors accessing the garden terrace to the side, TV point, wall light points, central brickwork chimney feature with reclaimed Oak bressumer over and inset wood burner, glass block internal panel to **Reception Hall**, engineered Oak flooring.

Kitchen/Breakfast/Family Room

20' 1" x 15' 7" (6.12m x 4.75m)

A stunning, bespoke installation in a quality range of contemporary cabinets topped in quartz with a central island work station incorporating induction hob with suspended extractor unit fitted above, pop up power points, under counter fridge, breakfast bar with under unit power point, LED ambient/mood lighting, extensive drawer units, integral microwave, fridge freezer, automatic dishwasher and integral double oven, one and a half bowl inset sink unit with mono bloc mixer tap, pan drawers, integral wine rack, central double pantry unit offering masses of practical storage space, windows to three aspects with bi-fold doors accessing garden terrace to the rear and architectural lantern, recessed lighting, fixed display shelving, porcelain floor tiling.

Lobby/Laundry Room

6' 0" x 5' 5" (1.83m x 1.65m)

Composite door to side aspect, wall mounted gas fired central heating boiler serving hot water system and radiators, shoe storage, utilities cupboard with plumbing for automatic washing machine, hanging and storage, airing cupboard housing pressurised hot water system and underfloor heating manifolds, porcelain floor tiling

First Floor Landing

Oak and glass balustrade, UPVC window to front aspect, access to insulated loft space with ladder, lighting and part flooring.

Principal Bedroom

14' 11" x 10' 5" (4.55m x 3.17m)

A light double aspect room with UPVC windows to side and rear elevations, cast iron radiator, bespoke extensive wardrobe range incorporating two large floor to ceiling wardrobe units, bedside cabinets, bed with storage drawers beneath, dressing table.

En Suite Shower Room

7' 3" x 6' 2" (2.21m x 1.88m)

Fitted in a quality range of white sanitary ware with low level WC with concealed cistern, wall mounted wash hand basin with mixer tap, bespoke built in vanity storage units, heated contemporary towel rail, shaver point, mirror and low level mood lighting, porcelain tiling, UPVC window to side elevation, oversized walk in shower enclosure with overhead shower and additional hand shower, natural stone contour border tiling, porcelain floor tiling.

Bedroom 2

10' 9" x 9' 9" (3.28m x 2.97m)

UPVC window to side aspect, cast iron radiator and recessed lighting.

Bedroom 3

10' 5" x 9' 9" (3.17m x 2.97m)

A light double aspect room with UPVC windows to two front aspects, extensive wardrobe range with hanging and storage, cast iron radiator, recessed lighting.

Family Bathroom

7' 7" x 6' 7" (2.31m x 2.01m)

Fitted in a three piece contemporary range of white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap, panel bath with hand mixer shower, extensive contemporary tiling, display recesses, low level mood lighting, UPVC window to side aspect, vertical heated towel rail, shaver point, recessed lighting, Shelved corner cupboard. Porcelain floor tiling.

Outside

The gardens are neatly arranged and professionally landscaped with an extensive lawned frontage enclosed by picket fencing and maturing Elaeagnus hedge. There is a developing orchard, a log store and outside lighting extending front, side and rear. Indian sandstone paving and gated access leads to the rear garden. The driveway gives provision for several vehicles accessing the **Detached Garaging/Barn**. The barn has been sub divided to provide a gym and adjoining storage space and has UPVC window and door to the rear garden. The South facing rear garden is neatly landscaped and planned with low maintenance in mind. There are extensive areas of paving finished in Sandstone with a raised terrace and Oak pergola, the borders are edged in timber sleepers and the garden is enclosed by established evergreen hedging offering a good degree of privacy.

Tenure

Freehold

Council Tax Band - D

