

Country Properties

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Viewing by appointment only

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This simply stunning 4-bedroom home offers the perfect blend of luxury, space, and functionality. Designed with modern family life in mind, the home boasts high-specification finishes throughout and a layout that emphasises sociable, open-plan living. At its heart lies a truly impressive 29ft kitchen, dining, and family room — a bright and spacious hub designed for both entertaining and everyday moments. Bi-folding doors open seamlessly onto the garden, which seamlessly blend between indoor and outdoor living spaces, perfect for alfresco dining or relaxing with family and friends.

- Built and designed with modern family living in mind
- Four double bedrooms - 2 with en-suite shower rooms
- Underfloor heating to the ground floor
- Air conditioning to all bedrooms
- Spacious 29ft kitchen/dining/family room - a great space for busy family life and entertaining
- Master bedroom with dressing room and contemporary en-suite
- Fully plastered garage with large storage cupboard and power/light, accessed via a roller shutter door



## Floor Plans



Approximate Area = 2644 sq ft / 245.6 sq m (Includes garage)  
 Limited Use Area(s) = 52 sq ft / 4.8 sq m  
 Total = 2696 sq ft / 250.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025. Produced for Country Properties. REF: 1162930

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| Energy Efficiency Rating                    |         | Current | Potential |
|---|---------|---------|-----------|
| Very energy efficient - lower running costs |         |         |           |
| A   | B       | 83      | 88        |
| (81-91)                                     | (81-91) |         |           |
| C   | D       |         |           |
| (69-80)                                     | (69-80) |         |           |
| E   | F       |         |           |
| (55-68)                                     | (55-68) |         |           |
| (39-54)                                     | (39-54) |         |           |
| G   | F       |         |           |
| (21-38)                                     | (21-38) |         |           |
| (1-20)                                      | (1-20)  |         |           |
| Not energy efficient - higher running costs |         |         |           |
| England, Scotland & Wales                   |         |         |           |
| EU Directive 2002/91/EC                     |         |         |           |

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.



|                            |  |
|----------------------------|--|
| Ground Floor               | 19, 7" x 9, 7" (5.97m x 2.92m) Stairs rising to first floor with oak handrail and glass inserts. Karmdean flooring with insetting.   |
| Entrance Hall              | 19, 7" x 9, 7" (5.97m x 2.92m) Stairs rising to first floor with oak handrail and glass inserts. Karmdean flooring with insetting.   |
| Cloakroom                  | Suite comprising low level flush WC and vanity wash hand basin with cupboard under. Karmdean flooring with insetting.  |
| Kitchen/Family/Dining Room | 29, 0" x 23, 6" (8.84m x 7.16m) A range of wall and base units with quartz worksurfaces and upstands. Steel double sink with swan neck mixer tap over. Two built-in Neff double ovens with integrated Neff dishwasher. Space for American style fridge/freezer. Integrated oven grill. |
| Living Room                | 17, 6" x 11, 3" (5.33m x 3.43m) Underfloor heating. Integrated audio system. Double glazed window to side.   |
| Utility Room               | Double glazed window to rear. Double glazed bi-folding doors opening onto rear garden.   |
| Study/Family Room          | 10, 1" x 8, 4" (3.07m x 2.54m) Double glazed window to side. Karmdean flooring with underfloor heating.  |



## First Floor

### Landing

12' 6" x 10' 5" (3.81m x 3.17m) Access to loft space. Radiator. Storage cupboard. Doors into all rooms.

### Master Bedroom

26' 0" (max) x 12' 0" (max) (7.92m x 3.66m) Double glazed window to rear. Radiator. Door into dressing room with motion sensor lighting. Door into:

### En-Suite Shower Room

Suite comprising shower cubicle, low level flush wc and vanity wash hand basin with cupboard under. High gloss tiled walls. Polished porcelain tiled flooring. Chrome heated towel rail. Extractor fan. Obscure double glazed window to side.

### Bedroom 2

21' 10" (max) x 11' 4" (6.65m x 3.45m) Double glazed window to front. Radiator. Door into:



### En-Suite Shower Room

Suite comprising double shower cubicle, wash hand basin with cupboard under and low level flush wc. Chrome heated towel rail. High gloss tiled walls. Polished porcelain tiled flooring. Extractor fan. Obscure double glazed window to side.

### Bedroom 3

17' 8" x 11' 1" (5.38m x 3.38m) Double glazed window to front. Radiator. Storage cupboard.

### Bedroom 4

14' 0" x 13' 4" (4.27m x 4.06m) Double glazed window to rear. Radiator.

### Bathroom

Suite comprising panel enclosed bath, wash hand basin with cupboard under and low level flush wc. High gloss tiled walls. Chrome heated towel rail. Extractor fan. Shaver point. Polished porcelain tiled flooring. Obscure double glazed window to side.

### Outside

#### Garage

Electric charging point to the side. Remote controlled roller shutter door. Fully plastered with power and light. Double storage cupboard housing wall mounted gas boiler.

#### Front Garden

Paved driveway providing off road parking for several cars. Large lawn area enclosed by picket fencing, mature trees and flower and shrub border. Service light. Paved pathway to front door.

#### Rear Garden

Laid mainly to lawn with paved patio area, enclosed by timber fencing.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)



PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES