



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Viewing by appointment only

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Constructed in 2022, this stunning family residence has been finished to a high and exacting standard with well thought-out accommodation including panoramic views overlooking the open countryside.

- Five bedrooms, two ensuites and a family bathroom.
- Three separate reception rooms including lounge with bi-folding doors opening to the rear garden.
- Detached double garage and ample off-road parking.
- Gym/games room above the garage.

## Ground Floor

### Entrance Hall

Entrance door and double glazed window to the front, stairs rising to first floor, under stairs cupboard and additional storage spaces including area for coats, radiator.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the front, radiator.

### Lounge

19' 0" x 12' 0" (5.79m x 3.66m) Log burner with slate hearth, double glazed bi-folding doors opening to the rear garden, double glazed windows to the front and side, two radiators.

### Study

12' 6" x 6' 10" (3.81m x 2.08m) Double glazed window to the side, radiator.

### Kitchen/Breakfast Room

18' 6" x 15' 4" (5.64m x 4.67m) Designed by 'The Symphony Group', this kitchen extensively comprises a range of base and wall mounted units and matching central island/breakfast bar with a five ring gas hob and extractor fan over, 1.5 basin sink and drainer with mixer tap, built-in eye level double oven plus built-in coffee machine, microwave and wine chiller, integrated dishwasher and fridge freezer, double glazed bi-folding doors opening to the rear garden, built-in water softener and purifier, double glazed windows to the side and rear, radiator.

### Utility

Base units with granite work surfaces over, sink and drainer with mixer tap, space for washing machine and tumble dryer, wall mounted boiler, door to the rear, radiator.

### Dining/Family Room

12' 10" x 11' 7" (3.91m x 3.53m) Double glazed windows to the front and side, radiator.



## First Floor

### Landing

Access to loft with power and light, airing cupboard housing Megaflo hot water cylinder, double glazed window to the rear, radiator.

### Bedroom One

18' 9" x 15' 5" including en-suite and wardrobes (5.71m x 4.70m) Fitted mirror-fronted wardrobes, double glazed windows to the side and rear overlooking paddock land, radiator.

### Ensuite One

A suite comprising of a shower cubicle, low level WC, vanity unit wash hand basin, heated towel rail, double glazed window to the side.

### Bedroom Two

13' 6" x 11' 4" (4.11m x 3.45m) Fitted mirror-fronted wardrobes, double glazed window to the front, radiator.

### Ensuite Two

A suite comprising of a shower cubicle, low level WC, vanity unit wash hand basin, heated towel rail, double glazed window to the side.

### Bedroom Three

14' 6" x 12' 3" including wardrobes (4.42m x 3.73m) Fitted mirror-fronted wardrobes, double glazed window to the front, radiator.

### Bedroom Four

12' 1" x 9' 11" (3.68m x 3.02m) Double glazed windows to the front and side, radiator.

### Bedroom Five

8' 11" x 8' 4" (2.72m x 2.54m) Double glazed window to the rear, radiator.

### Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, vanity unit wash hand basin, heated towel rail, double glazed window to the side.

### Outside

#### Front Garden

Shaped lawns with shrubs and flower borders.

#### Rear Garden

Large lawn and patio areas, timber fencing and external security lighting, side gate and access to gym/games room above garage.

#### Double Garage

External security lighting, two up and over doors, power and light, door to side with stairs rising to gym/games room.

#### Gym/Games Room

18' 01" x 15' 3" (5.51m x 4.65m) Two Velux windows, electric heating.

#### Parking

Driveway in front of the garage providing ample off-road parking.

#### NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

