

PLOT 1 AND PADDOCK

GRANGE FARM PLOT 1 AND PADDOCK • UPWOOD ROAD • GREAT
RAVELEY • PE28 2QU



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- Versatile Four/Five Bedroom Accommodation
- High Specification and Bespoke Finishes Throughout
- Impressive Overall Proportions
- Air Source Heat Pump Providing Heating and Cooling
- Enclosed Paddock
- In Excess of 2,800 sq ft of Accommodation
- Villeroy & Boch Sanitary Ware, Hansgrohe Brassware
- Wonderful Woodland And Countryside Views
- 10 Year Build Warranty

This handsome Farmhouse themed new home is finished in striking red brick set under a slate and pantile roof, with painted timber and aluminium windows and doors. This beautifully proportioned home offers close to 3000 square feet of well designed accommodation.

The impressive kitchen is finished with a bespoke range of Shaker style timber cabinets set under a quartz worktop with high end integrated appliances.

All bathrooms are finished with Villeroy & Boch furniture and sanitary ware, and Hansgrohe brassware, with rainfall showers and heated towel rails. An air source heat pump provides a cost efficient means of heating and cooling the house, with underfloor heating to the ground floor and fan convector radiators throughout the first floor providing both air heating and cooling facility.

Oak joinery and a bespoke oak staircase completes the impressive specification of this stunning new build home which comes with a 10 year warranty.

The technical specification includes smartphone controlled electric garage door and 4 camera CCTV. Fibre has been installed to the house enabling ultra high speed broadband, and the property has been wired so it is broadband and EV charge point ready.

The landscaping of the grounds complements the stylish interior of this superb new home.

The paddock which adjoins the property is enclosed by post and rail fencing; extending to approximately 2 acres, there is sufficient space for horse or cattle standing (subject to planning permission).

The houses in the development have been designed and built with sustainability and energy efficiency in mind. Some materials from the farms which previously occupied the site have been reclaimed and used in the construction.

Grange Farm is under construction by acclaimed builder Distinctive Developments, a family business based near Stamford, who have been building beautiful homes for over 20 years. The awards they have won for their developments are testament to their outstanding craftsmanship and attention to detail.

P.O.A.

**Peter
Lane**
PARTNERS
EST 1996
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SPECIFICATION

Windows are by BEREKO with long manufacturers guarantees.

All sanitary ware is VILLEROY & BOCH with brassware by HANSGROHE.

The central heating is served by a DAIKIN air source heat pump with under floor heating on the ground floor and convector radiators on the first. This innovative system has the benefit of offering both cooling and heating facilities which would be particularly appealing given the recent weather conditions.

Security is covered with a smartphone controlled CCTV system.

Cat 5 wiring throughout and a high speed fibre broadband connection.

The gardens will be landscaped with sandstone patios ,turfed and enclosed by Jackson timber fencing (25 year guarantee) . There is prewiring for an EV charging point installed.

FULL HEIGHT PANEL DOOR WITH DOUBLE GLAZED SIDE PANELS TO

RECEPTION HALL

21' 4" x 18' 1" (6.50m x 5.51m)

Oak stair case extending to first floor, under stairs storage cupboard, fuse box and master switch, recessed lighting, LVT flooring.

SITTING ROOM

23' 3" x 15' 2" (7.09m x 4.62m)

A light triple aspect room with double glazed windows to front, side and rear elevations, wall light points, TV point, telephone point, central brick work chimney feature with timber bressumer and inset multi fuel burner with flagstone hearth.

STUDY/BEDROOM 5

12' 6" x 9' 6" (3.81m x 2.90m)

Double glazed window to front aspect, TV point, telephone point, LVT flooring.

KITCHEN/BREAKFAST ROOM

22' 4" x 14' 0" (6.81m x 4.27m)

A light double aspect room with double glazed windows to front aspect and bi-fold doors accessing terrace to the rear, recessed lighting, fitted in a contemporary range of grey toned contrasting base and wall mounted cabinets with complementing quartz work surfaces, inset double bowl sink unit with mixer tap, under unit lighting, open fronted dresser, central island work station with four stool breakfast bar and incorporating pan drawers and additional drawers units, integrated Bosch induction hob and extractor unit, a further selection of integrated Bosch appliances incorporating combination microwave, conventional oven, warming drawer, larder fridge, sliding shelf drawer units, display units, integrated automatic dishwasher, integral Caple wine cooler, quartz upstands, LVT flooring, internal double doors access

FAMILY ROOM

16' 1" x 13' 1" (4.90m x 3.99m)

A light open plan space with high vaulted ceiling extending to nearly 5m in height, bi-fold doors accessing garden terrace to the rear and double glazed window to side aspect enjoying views over the paddock, exposed 'A' frame timber work, TV point, telephone point, LVT flooring.

UTILITY ROOM

15' 9" x 5' 11" (4.80m x 1.80m)

Double glazed window to front, glazed door and further window to side aspect enjoying views over the paddock, fitted in a quality range of base and wall mounted units with quartz work surfaces, upstands and sill, inset sink unit with mixer tap, drawer units, appliance spaces, integrated larder freezer, part vaulted ceiling with exposed 'A' frame timber work, wall light points, extractor, LVT flooring.

SHOWER ROOM

8' 10" x 5' 2" (2.69m x 1.57m)

Fitted in a three piece Villeroy & Boch contemporary white suite comprising wall mounted low level WC with concealed cistern, vanity wash hand basin with mixer tap, oversized screened shower enclosure with multi over head independent shower unit fitted over, recessed lighting, heated towel rail finished in anthracite, full porcelain tiling, double glazed window to front aspect, ceramic flooring.

FIRST FLOOR LANDING

Full height picture window to front aspect, access to insulated loft space, 3.8m ceiling height, airing cupboard housing pressurised hot water system, recessed lighting.

PRINCIPAL BEDROOM

20' 10" x 13' 3" (6.35m x 4.04m)

An impressive double aspect room with double glazed windows to rear aspect and double glazed window to side aspect enjoying views over the paddock, TV point, telephone point, Daikin wall mounted heating/cooling convector heater.

EN SUITE SHOWER ROOM

8' 11" x 8' 6" (2.72m x 2.59m)

Double glazed window to rear aspect, fitted in a range of Villeroy & Boch white sanitary ware comprising over sized vanity wash hand basin, low level WC with concealed cistern, walk in wet room shower enclosure with multi head independent shower over, extensive porcelain tiling finished in marble effect, heated chrome towel rail finished in anthracite, cabinet storage, extractor unit, recessed lighting.

DRESSING ROOM

8' 10" x 8' 10" (2.69m x 2.69m)

A double aspect room with double glazed windows to front and side enjoying views over the paddock.

BEDROOM 2

14' 9" x 10' 10" (4.50m x 3.30m)

Double glazed window to front aspect, recessed lighting, Daikin convector and cooling radiator.

BEDROOM 3

14' 9" x 10' 10" (4.50m x 3.30m)

A double aspect room with double glazed windows to side and rear elevations, recessed lighting, Daikin convector and cooling radiator

BEDROOM 4

14' 9" x 8' 10" (4.50m x 2.69m)

Double glazed window to front aspect, Dakin wall mounted convector and cooling radiator.

FAMILY BATHROOM

7' 7" x 7' 3" (2.31m x 2.21m)

Fitted in a four piece Villeroy & Boch contemporary white suite comprising wall mounted low level WC with concealed cistern, over sized vanity unit with mixer tap, heated chrome towel rail, panel bath, walk in wet room shower with multi head independent shower unit fitted over, extractor, recessed lighting, ceramic tiled flooring.

OUTSIDE

The grounds are in the process of being finished and landscaped. There will be an extensive drive way extending to the rear of the property accessing the **Oversized Detached Double Garage/Cart Barn** incorporating **Studio Room** above. There is an extensive paved terrace, areas of hard landscaping and lawns surrounding the property with an attractive natural pond. The gardens will be enclosed by panel fencing and post and rail fencing. The pony paddock adjoins the property to the south easterly boundary and extends to approximately 1.2 acres enclosed by post and rail fencing.

TENURE

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