



Clifton,
£1,650,000

country
properties

Tucked away on a private road at the edge of the ever-popular village of Clifton, this exceptional five-bedroom detached home offers style, space, and distinction in equal measure. Enjoying open countryside views, the property has been completely renovated throughout, showcasing a stunning contemporary design with a focus on modern family living. The versatile layout provides generous living and entertaining spaces, ideal for today's lifestyle, while the large plot and secluded setting offer peace and privacy.

- Completely renovated throughout with a focus on contemporary, modern family living
- Stunning open-plan kitchen/dining/family room with feature vaulted ceiling, the true heart of the home, ideal for family living and entertaining, with bi-fold doors opening directly onto the garden
- Versatile family-friendly layout with generous living and entertaining areas
- A home of style and distinction, blending modern design with everyday comfort
- Luxurious master bedroom featuring a private ensuite, walk-in wardrobe, and a Cabrio balcony enjoying beautiful views over the garden and open countryside
- Beautifully positioned at the end of a private road in the sought-after village of Clifton



Ground Floor

Entrance Hall

Entrance hall with vaulted ceiling. Obscure windows to front. Feature central staircase to galleried landing. Feature wood panelling detail. Under floor heating. Contemporary glazed double doors into Kitchen/dining/family room. Archway through to Inner hallway.

Kitchen/Dining Room

30' 4" x 24' 7" (9.25m x 7.49m) A range of wall & base units with quartz worktops over and central penninsular with quartz worktop over incorporating breakfast bar, base units, drawers, pan drawers, wine cooler & induction hob with extractor over. Inset sink unit with swan neck mixer tap over. Three built in ovens & plate warmer. Full height integrated fridge/freezer. Integrated dishwasher. Full height larder, pantry cupboard. Under floor heating.

Dining area:

Vaulted ceiling with exposed A frame beams. Velux window. Bi-fold doors onto rear garden. Double glazed window to side. Under floor heating. Door leading to Utility room.

Family Room

22' 3" x 16' 2" (6.78m x 4.93m) Recess shelving units. Double glazed bi-fold doors with fitted blinds onto rear garden. Under floor heating. Opening into:

Utility Room

15' 7" x 8' 6" (4.75m x 2.59m) A range of wall & base units with roll edge surfaces over inset sink & drainer with swan neck mixer tap over. Space & plumbing for washing machine. Space for tumble dryer. Ceramic tiled flooring. Double glazed window to side. Cupboard housing under floor heating manifolds, consumer unit. Door to side gives access to rear garden. Large airing cupboard with wall mounted boiler & hot water tank.

Living Room

17' 2" x 14' 6" (5.23m x 4.42m) Double glazed window to rear. Full height wood panelling detail with recess shelving. Under floor heating throughout.

Inner Hallway

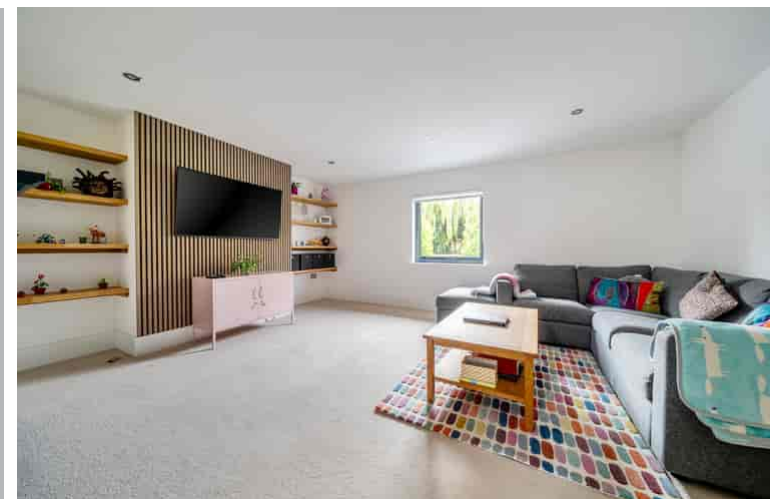
Access to Study, rear Lobby, Bathroom, Bedroom 3 & Bedroom 4. Double glazed window to rear.

Study

9' 9" x 7' 2" (2.97m x 2.18m) Double glazed window to front. Under floor heating. Exposed beam.

Bathroom

Suite comprising panel enclosed bath with main shower over and folding glass side screen. Tiled splashbacks. Vanity wash hand basin, low level WC. Tiled floor with under floor heating. Chrome heated towel rail. Obscure double glazed window to front.



Bedroom 3

12' 2" x 9' 11" (3.71m x 3.02m) Double glazed window to rear. Stairs up to mezzanine bedroom area with Velux to rear and exposed beams. Under floor heating.

Bedroom 4

10' 8" x 10' 6" (3.25m x 3.20m) Double glazed window to front. Under floor heating. Steps up to mezzanine bedroom area with Velux window to rear. Exposed beams. Door to en-suite

En-suite

Shower cubicle. Vanity wash hand basin, low level WC. Shaver point. Tiled flooring. Under floor heating. Heated towel rail. Obscure double glazed window to front.

Rear Lobby

Doors to rear garden & Bedroom 5.

Bedroom 5

11' 6" x 10' 10" (3.51m x 3.30m) Double glazed window to rear. Under floor heating. Built in storage cupboard.

Galleried Landing

Oak staircase with glass balustrade. Two storage cupboards with built in shelving. Doors into Bedroom 1 & Bedroom 2. Under floor heating.

Bedroom 1

22' 1" x 17' 11" (6.73m x 5.46m) Two Velux windows fitted with blinds with Cabrio balconies overlooking rear garden. Velux window with fitted blind to side. Under floor heating. Door leading to walk-in wardrobe & en-suite:



Walk-in Wardrobe

14' 10" x 5' 8" (4.52m x 1.73m) Large walk in wardrobe/storage area

En-suite

Large double shower cubicle. 'His & Hers' vanity wash hand basin. Contemporary central bath with telephone style tap attachment. Tiled splashbacks. Tiled flooring. Extractor fan. Velux window with fitted blind to front.

Bedroom 2

19' 6" into bay x 12' 4" (5.94m x 3.76m) Two Velux windows to Cabrio balconies overlooking rear garden with fitted blinds. Built in double wardrobe. Under floor heating. Door leading to:

En-suite

Double shower cubicle. Vanity wash hand basin. Low level WC. Chrome heated towel rail. Ceramic tiled flooring. Velux window to front with fitted shutter.

Outside

Rear Garden

Large paved patio area. Brick retaining wall to side. Variety of shrubs & trees. Greenhouse. Power points. Feature lighting to fascias.

Annexe Rooms

Annexe 1:

Bi fold doors leading to rear garden. Feature beams. Door onto further garden courtyard.

Annexe 2:

Velux window. Double glazed window. Further access to storage area and outbuilding. Door leading to Annexe 3.

Annexe 3:

Velux window. Exposed beam. Door leading to garden courtyard.

Garden Courtyard

Mainly laid to lawn.

Front Garden

Paved driveway provides off road parking for several cars.

Garage

Single garage fitted with up & over door.

Further Outbuildings:

3 Wooden Garages.

Agents Note

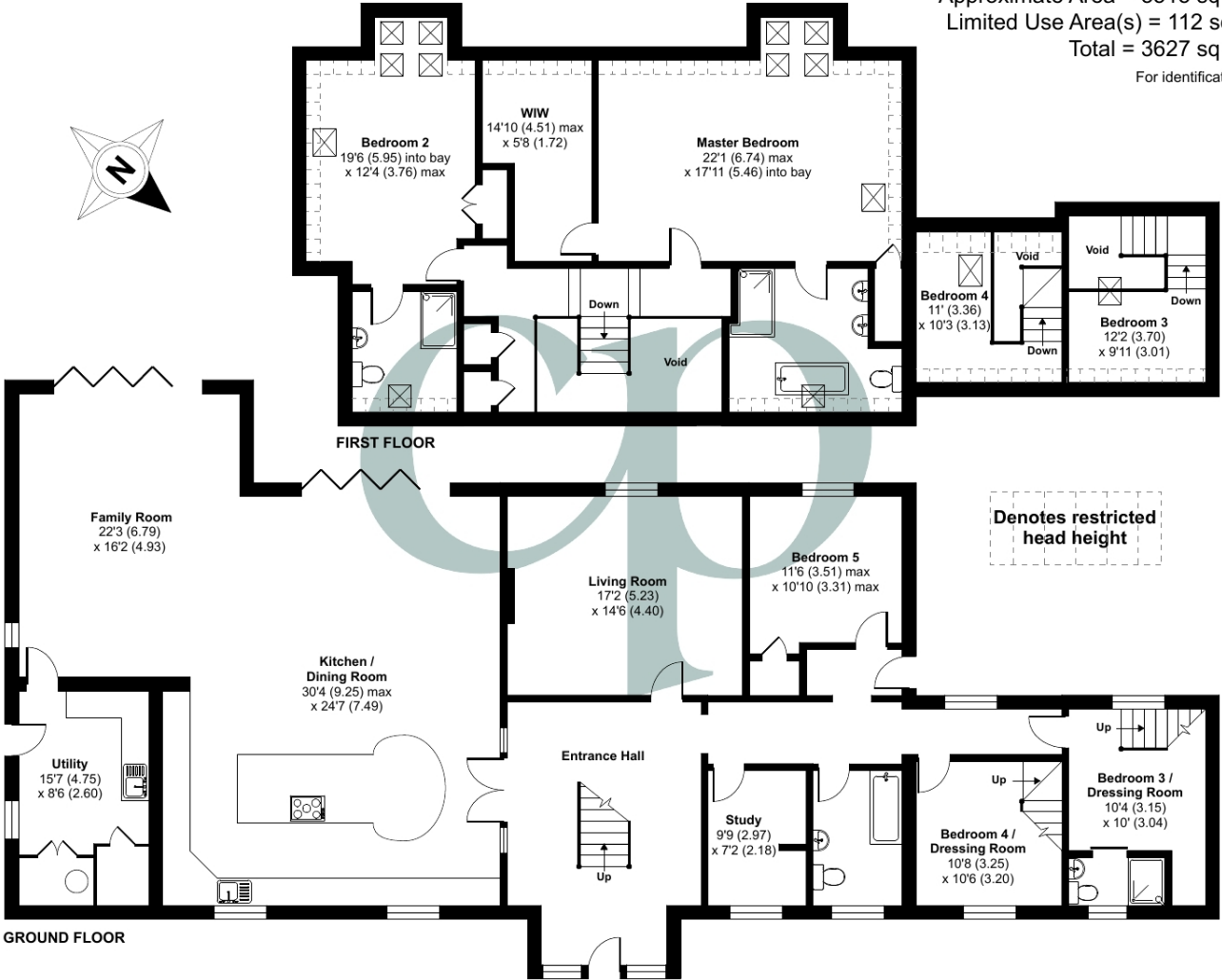
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk

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

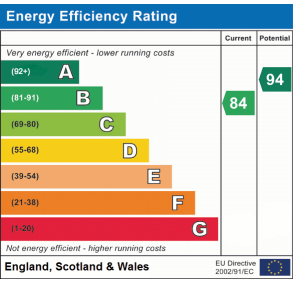




Approximate Area = 3515 sq ft / 326.5 sq m
Limited Use Area(s) = 112 sq ft / 10.4 sq m
Total = 3627 sq ft / 336.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1374382



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Viewing by appointment only

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