





** BEING SOLD WITH NO UPWARD
 CHAIN ** FULLY ACCESSIBLE BOARDED
 LOFT ** ONE HALF OF GARAGE BEEN
 CONVERTED INTO A HOME GYMNASIUM
 ** An exceptional five-bedroom
 detached family home constructed to
 the highest specifications by a
 renowned five-star builder, beautifully
 presented to the market in immaculate,
 move-in-ready condition. Situated on an
 impressive and substantial plot, this
 stylish property boasts spacious,
 contemporary interiors, luxurious
 bedroom suites, meticulously
 landscaped gardens, and the
 practicality of a double detached
 garage with extensive off-street parking,
 ideal for large families and entertaining
 guests.



Accommodation

The impressive accommodation on the ground floor begins with a striking, spacious entrance hall, featuring a spectacular central staircase that provides an elegant focal point and immediately creates a sense of luxury upon entry. To the left of the hallway is a welcoming snug, offering a quiet, versatile space perfect for relaxation or a playroom. To the right, there is a dedicated office, ideal for remote working or study purposes. The generously proportioned lounge is straight ahead, which benefits from double-glazed French doors, bathing the space in natural light while offering direct access to the beautifully landscaped rear garden, thus enhancing indoor-outdoor living. At the very heart of the home lies the superb open-plan kitchen-diner, meticulously fitted with an extensive range of contemporary wall and base units, sleek, durable work surfaces, an integrated breakfast bar, and high-quality built-in appliances, perfect for those who love cooking or entertaining. Further French doors from this space open seamlessly onto the garden patio, creating an ideal entertaining or family dining environment. Adjacent to the kitchen is a practical utility room equipped with plumbing and ample storage space, designed for convenience and efficiency in daily living. Completing the extensive ground floor is a convenient downstairs cloakroom with modern fixtures.

Ascending to the first floor, the spacious landing provides access to five beautifully appointed bedrooms, each tastefully decorated and carefully proportioned to comfortably accommodate family members or guests. The luxurious master suite is



particularly noteworthy, featuring windows offering picturesque views over the rear garden, a generously-sized walk-in wardrobe, and an opulent en-suite bathroom that includes a full-sized bath, separate spacious shower, elegant double vanity sinks, and sophisticated finishes. The second bedroom is equally impressive, boasting its own stylish en-suite shower room, providing privacy and comfort ideal for guests, teenagers, or older family members. Three additional bedrooms offer versatile space to meet various family needs, each benefitting from natural light and high-quality finishes. These bedrooms are



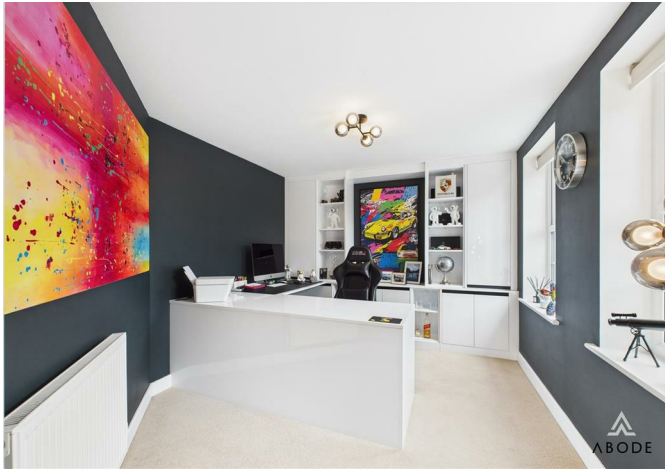




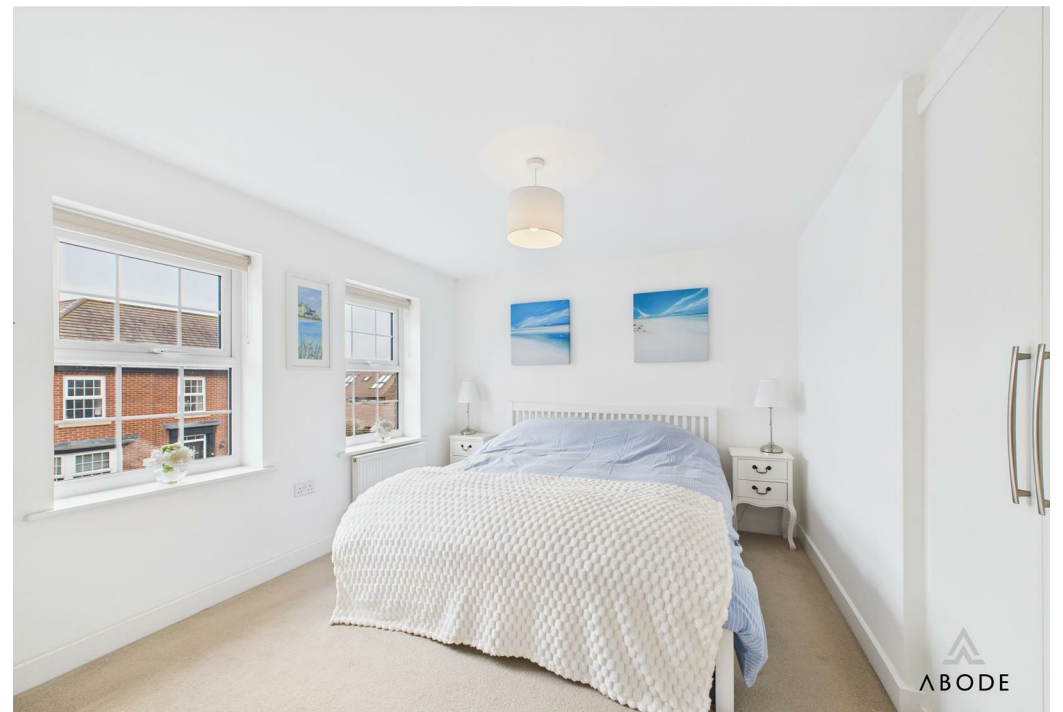
served by a modern family bathroom finished to an exceptional standard, equipped with elegant fixtures, contemporary tiling, and practical storage solutions.

Outside, the property continues to delight, showcasing a landscaped rear garden meticulously designed to maximise relaxation and enjoyment. This tranquil outdoor space includes a spacious patio area ideal for al fresco dining and entertaining, pristine lawns surrounded by thoughtfully planted borders, and carefully chosen shrubbery to provide year-round colour and interest. To complement this remarkable home further, a substantial detached double garage sits conveniently to the side, including one half of garage being converted into a home gymnasium, coupled with an expansive driveway offering ample off-street parking for multiple vehicles, ensuring convenience and practicality for family members and guests alike.

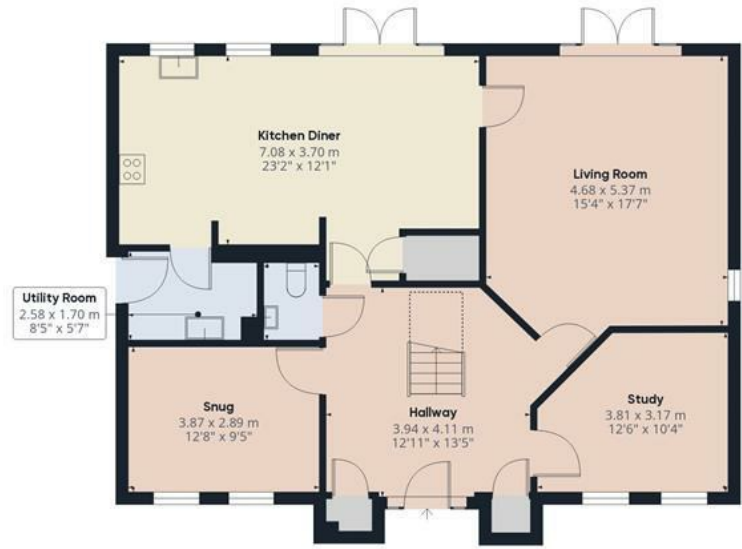












Floor 0



Floor 1

Approximate total area⁽¹⁾

199.67 m²

2149.23 ft²

Reduced headroom

1.26 m²

13.53 ft²

(1) Excluding balconies and terraces

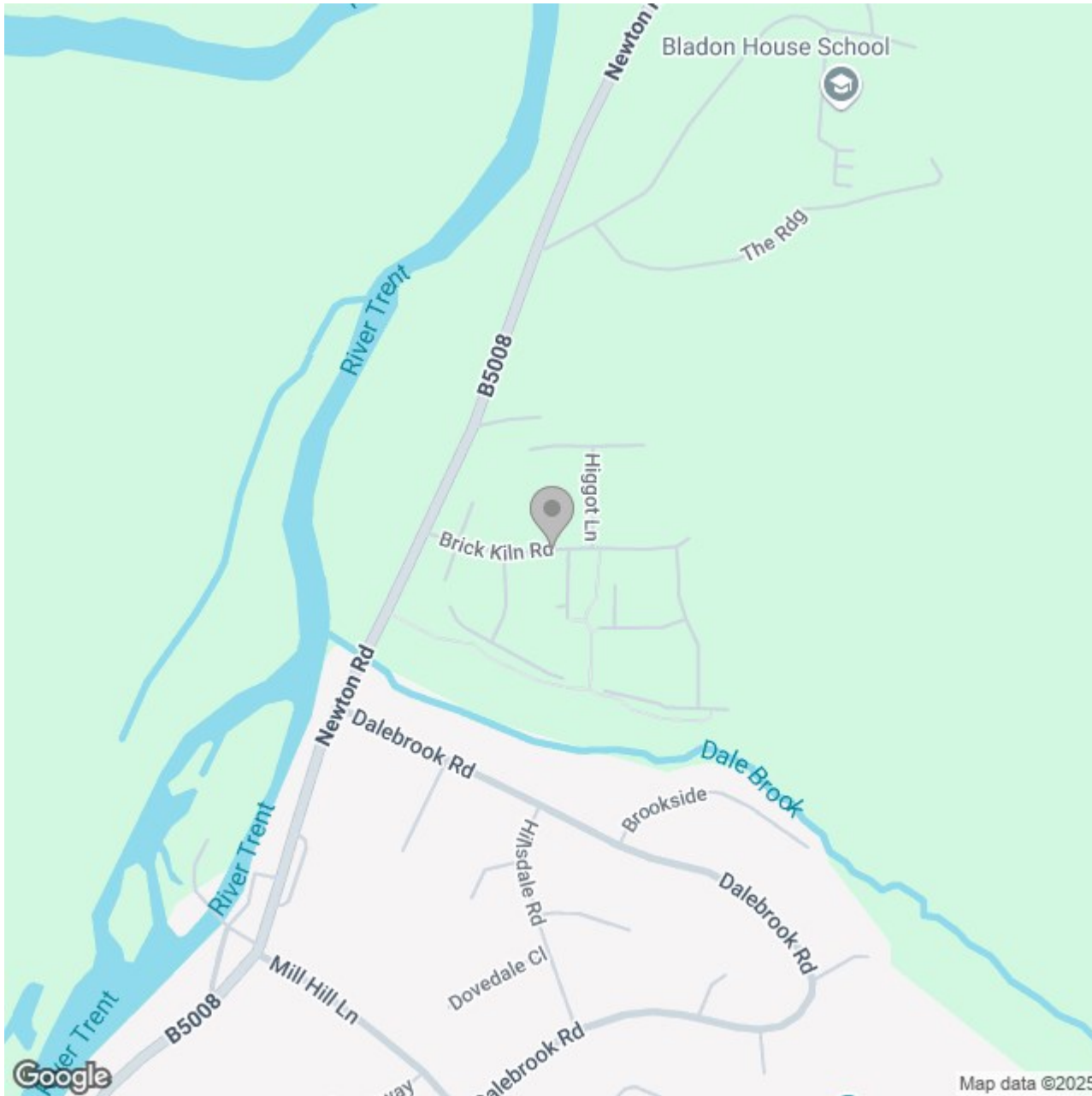
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	