



## Oak Road

### Denstone, Denstone, ST14 5HT

Exclusive New Homes by BJ Bloor – A Luxury Family Builder

Discover two exceptional properties built by BJ Bloor, a renowned luxury house builder and family business. These stunning homes are nestled in the picturesque and sought-after village of Denstone, offering a rare opportunity to own a high-specification home in a premium location.

Both properties are designed with modern living in mind, featuring expansive open-plan living, dining, and kitchen spaces that provide a seamless flow for everyday living and entertaining. In addition to the heart of the home, each property also boasts a formal living room as well as an additional reception room, which can be utilised to suite the homeowners needs, perfect for leisure or relaxation.

With four spacious bedrooms, including a master suite with its own dressing room and luxurious en-suite bathroom, these homes offer unparalleled comfort and style. Each home also benefits from three beautifully

£875,000

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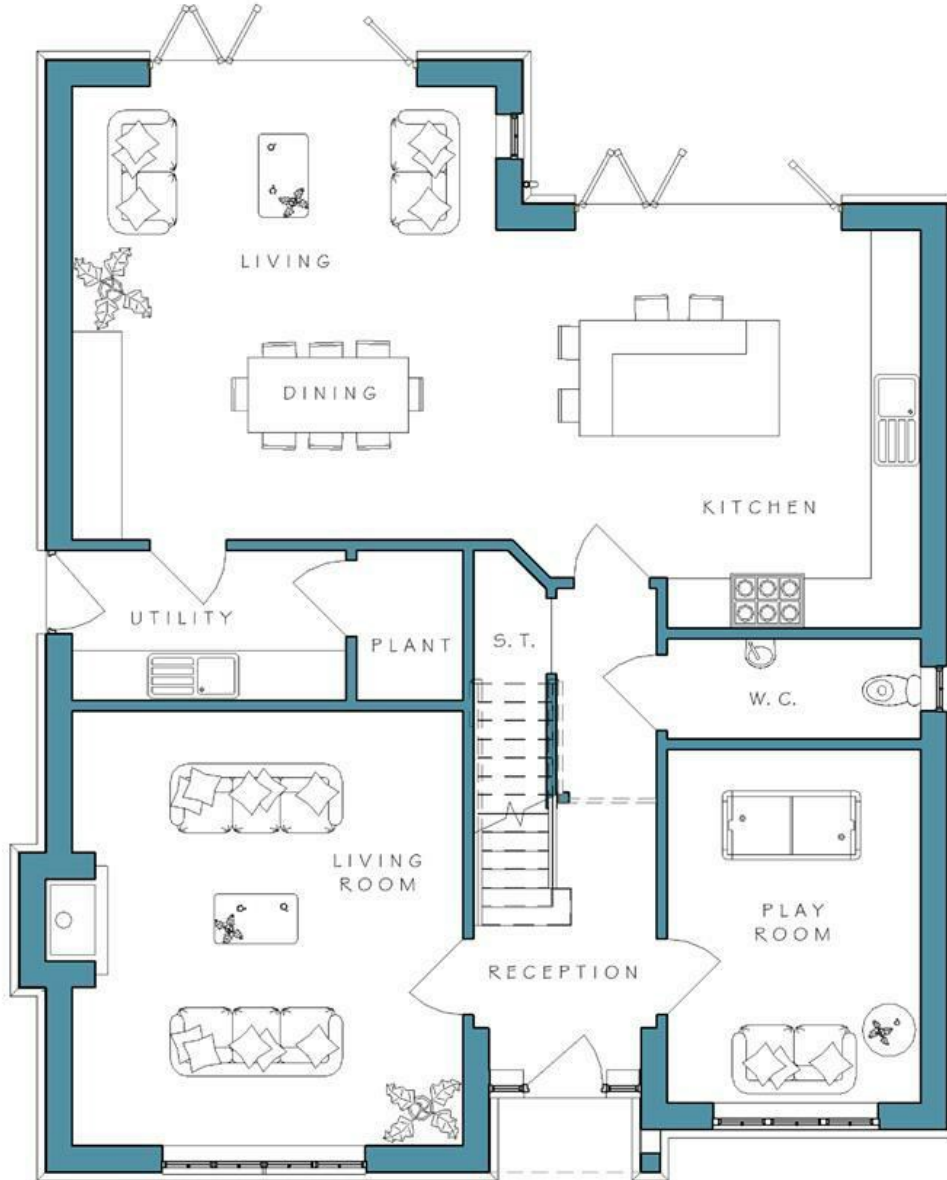
|                                                |                                                      |                                       |
|------------------------------------------------|------------------------------------------------------|---------------------------------------|
| Plot 1                                         | Kitchen / Dining                                     | Bedroom 2                             |
| Have Your Say When It Comes To Your Dream Home | 33431'9" max x 16018'8" min (10190 max x 4882.5 min) | 16519'0" x 10843'2" (5035 x 3305)     |
| Includes:                                      | Dining / Living                                      | Bathroom                              |
| Detached Outbuilding                           | 16453'4" min x 18216'10" max (5015 min x 5552.5 max) | 10178'9" x 7947'10" (3102.5 x 2422.5) |
| Playroom                                       | Utility                                              | Bedroom 3                             |
| 10178'9" x 13476'0" (3102.5 x 4107.5)          | 10752'11" x 5848'1" (3277.5 x 1782.5)                | 15346'1" x 10474'0" (4677.5 x 3192.5) |
| Living Room                                    | Plant                                                | Ensuite                               |
| 15346'1" x 17199'9" (4677.5 x 5242.5)          | 4265'1" x 5848'1" (1300 x 1782.5)                    | 9186'4" x 5372'4" (2800 x 1637.5)     |
| WC                                             | Master Bedroom incl. Dressing Room                   | Bedroom 4                             |
| 4019'0" x 10178'9" (1225 x 3102.5 )            | 18216'10" max x 16453'4" (5552.5 max x 5015)         | 10178'9" x 12303'1" (3102.5 x 3750)   |
|                                                | Ensuite                                              |                                       |
|                                                | 8415'4" x 6873'4" (2565 x 2095)                      |                                       |



Directions



## Floor Plan



GROUND FLOOR PLAN

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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