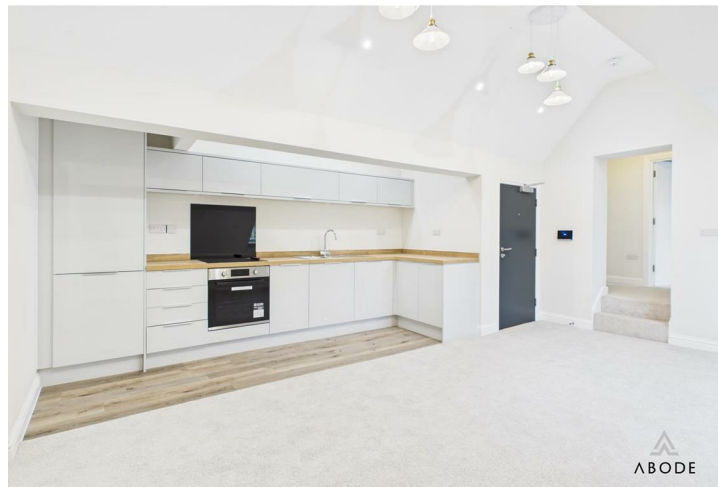






Abode Estate Agents are delighted to offer for sale this stunning new apartment, part of a bespoke collection of homes within the iconic Brookhouse Hotel. Combining all the advantages of a brand new property with the charm and character of a period building, these apartments are ideal for first-time buyers, those looking to downsize, or anyone seeking a stylish home in a desirable village setting.



Apartment 5

A shared entrance hall with staircase leads up to Apartment 5, positioned on the first floor. Each home within the development benefits from a modern video intercom system for security and convenience.

The apartment opens into a superb open-plan living, dining, and kitchen area, enhanced by a striking vaulted ceiling and a feature dormer window, creating a bright and airy atmosphere. The brand-new kitchen is stylishly appointed with a range of units, complementary worksurfaces, and integrated appliances including an oven, hob, extractor, washing machine, dishwasher, fridge freezer, and a sink with drainer. Recessed ceiling spotlights add to the contemporary finish, with scope to install a statement pendant to make the most of the room's height. The adjoining dining/sitting space offers ample room for both everyday living and entertaining.

Two well-proportioned bedrooms are served by a contemporary bathroom featuring a panelled bath with shower and glass screen, pedestal wash hand basin, WC, part-tiled walls, and a heated towel rail/radiator. A useful storage/airing cupboard completes the layout.



Location

The location is exceptional – close to the village centre with its two popular pubs, newsagent, primary school, cricket club, Co-op store, the scenic Jinnie Trail, and beautiful countryside and riverside walks. Excellent road links via the A38 and A50 provide easy access to surrounding towns and cities. All properties in this development are offered for sale with no upward chain.







Outside

Residents will enjoy use of the landscaped communal gardens to the rear of the building, which back onto open fields. Two allocated parking spaces and secure cycle storage are also included. Each apartment comes with the reassurance of a 6-year Architect's Certificate.

Available Apartments in Development

Available apartments in the development:

Apartment 1 – Ground floor with outdoor space, 1 bedroom – £170,000 offers over

Apartment 2 – Ground floor with outdoor space, 2 bedrooms – £235,000 offers over

Apartment 3 – Ground floor with outdoor space, 2 bedrooms and own entrance – £210,000 offers over

Apartment 4 – First floor with 2 bedrooms – £180,000 offers over

Apartment 5 – First floor with 2 bedrooms – £200,000 offers over

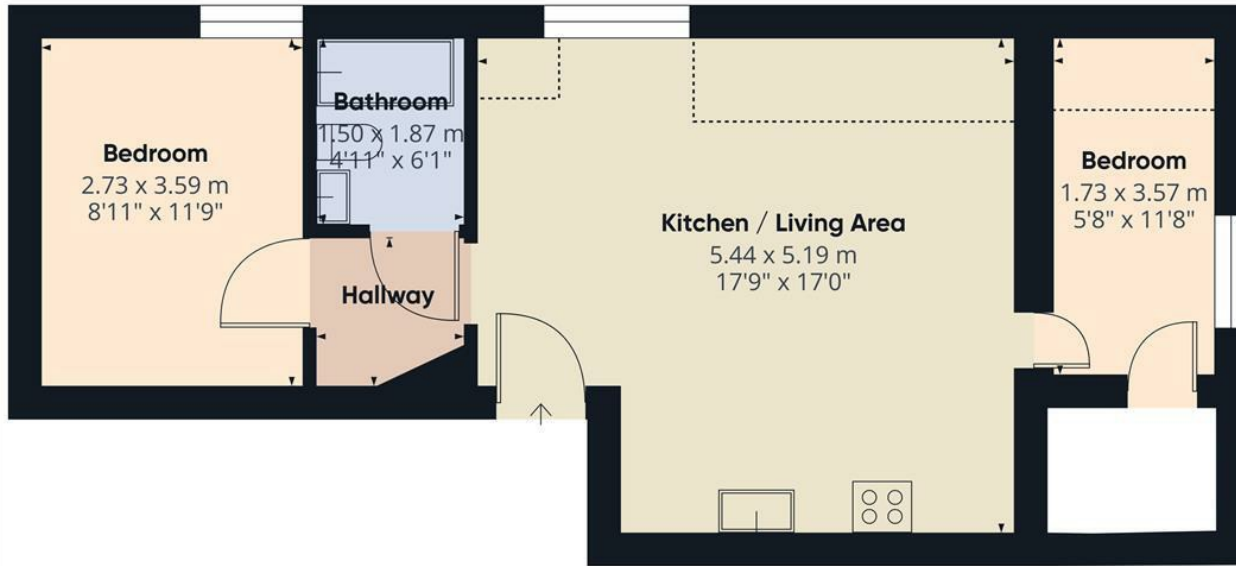
Apartment 6 – First floor with 2 bedrooms – £210,000 offers over

Apartment 7 – Penthouse with 2 bedrooms – £250,000 offers over

AI Disclaimer

Disclaimer: Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property's potential. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.





Approximate total area⁽¹⁾

47.3 m²
510 ft²

Reduced headroom

4.4 m²
48 ft²

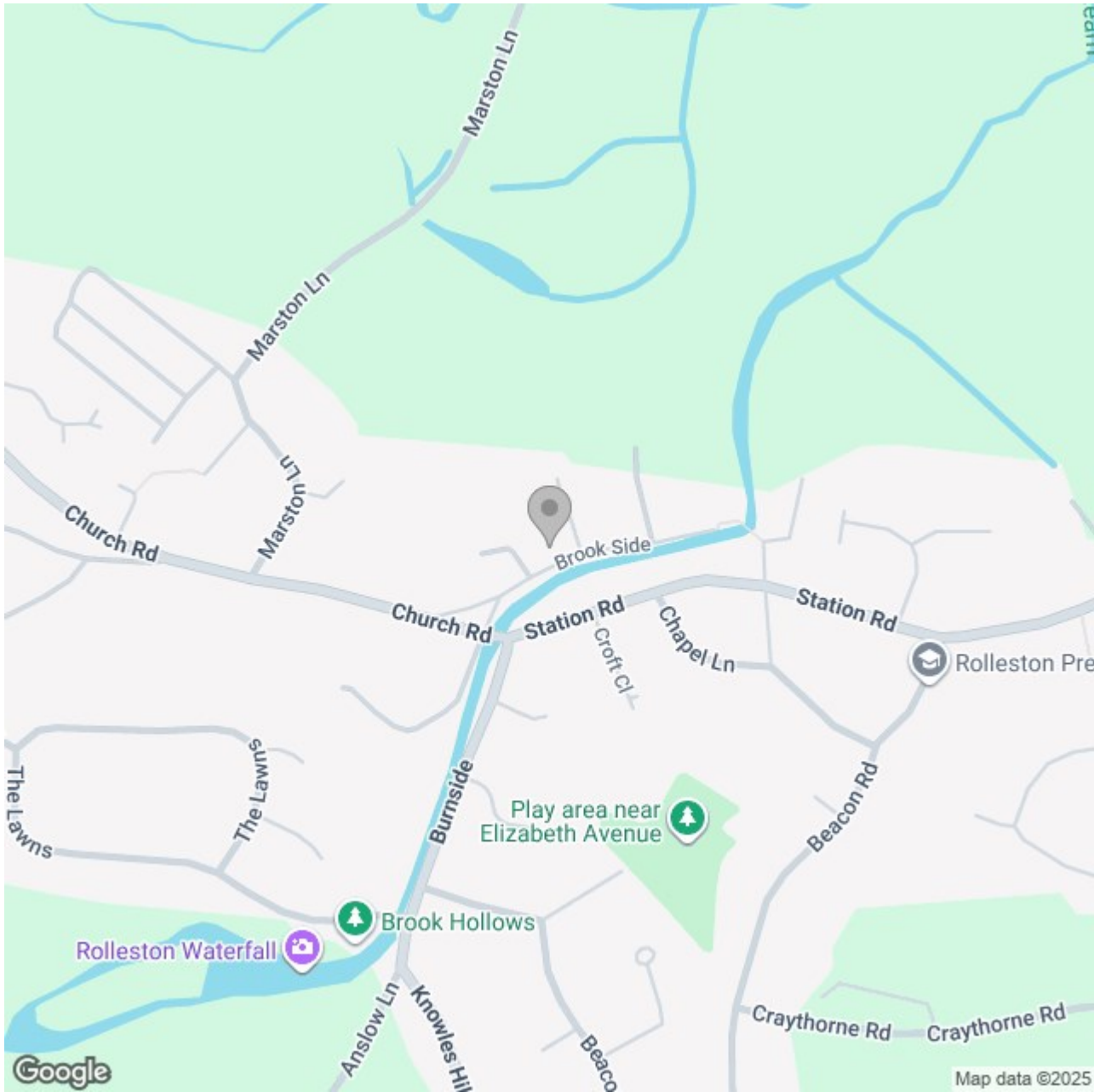
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft:

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 47 | 47 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |