





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.



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.

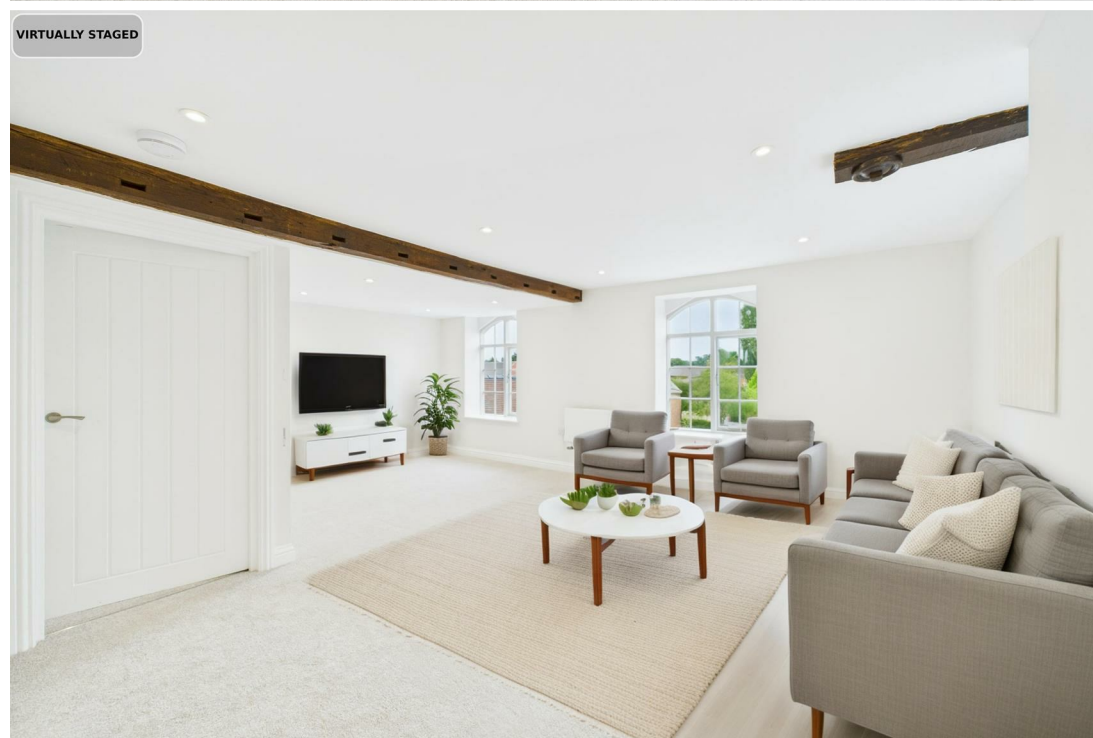
Apartment 7

A smart communal entrance hall leads to a staircase rising to Apartment 7, an exceptional penthouse residence occupying the entire second floor and boasting breathtaking 360-degree views. All apartments in the development will be equipped with a modern video intercom system for security and convenience.

The front door opens into a welcoming entrance hall, from which all rooms are accessed. The standout feature is the stunning living room, bathed in natural light thanks to its dual-aspect windows offering far-reaching views to both the front and side.

The brand-new kitchen/dining area has been thoughtfully designed and finished to a high standard, featuring a stylish range of units, complementary worksurfaces, and a full suite of integrated appliances including an oven, hob, extractor, washing machine, fridge freezer, and dishwasher. A stainless steel sink and drainer, along with ceiling spotlights, complete the contemporary feel.

The property offers two generously proportioned bedrooms, each with windows framing views across the development. One bedroom benefits from a built-in cupboard, while the other features a useful airing cupboard. The newly fitted bathroom is presented in a modern style, with a panelled bath and shower over, glass screen, pedestal wash hand basin, WC, part-tiled walls, and a heated towel rail/radiator.







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

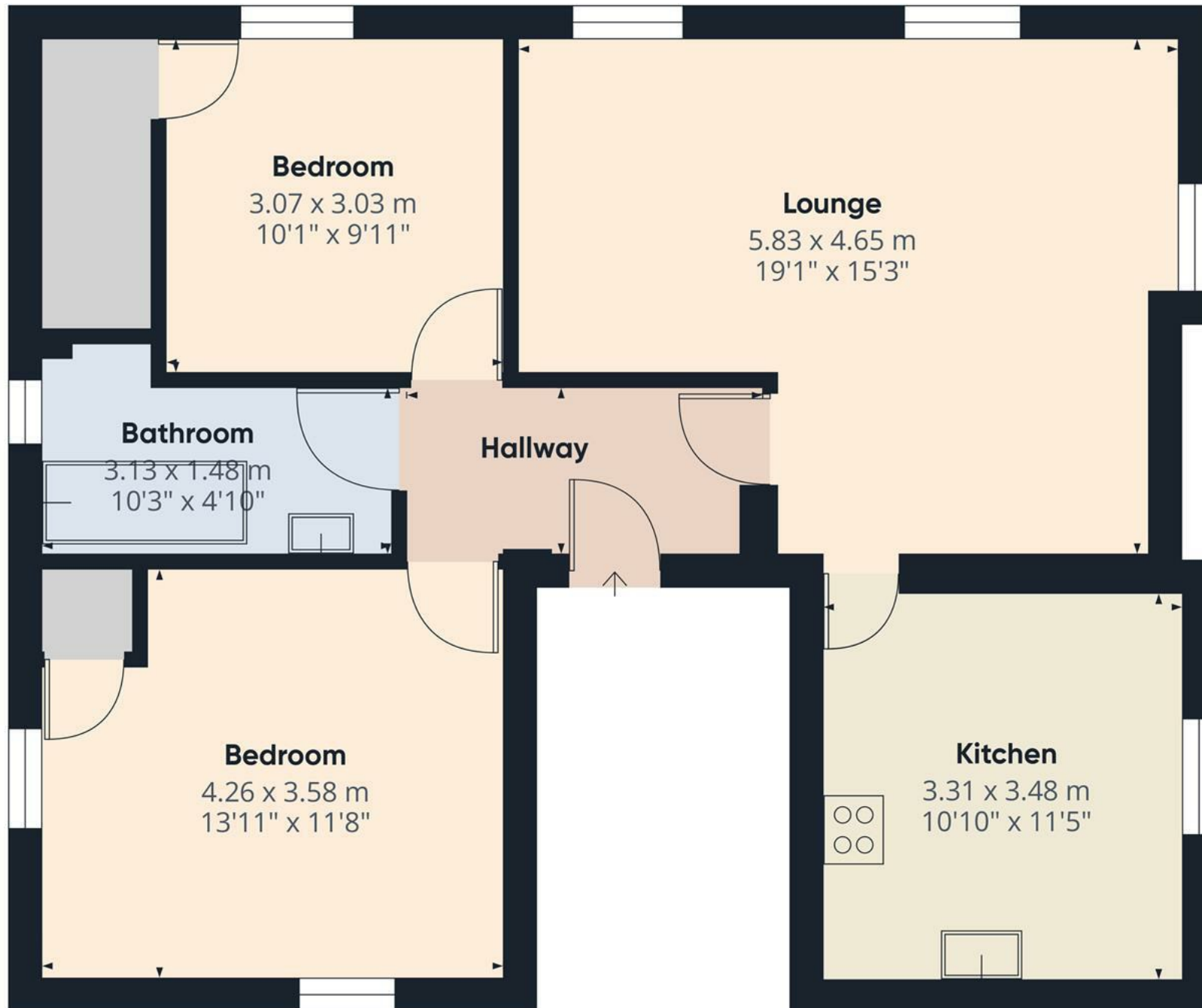
Apartment 5 – First floor with 2 bedrooms – £200,000 offers over

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.

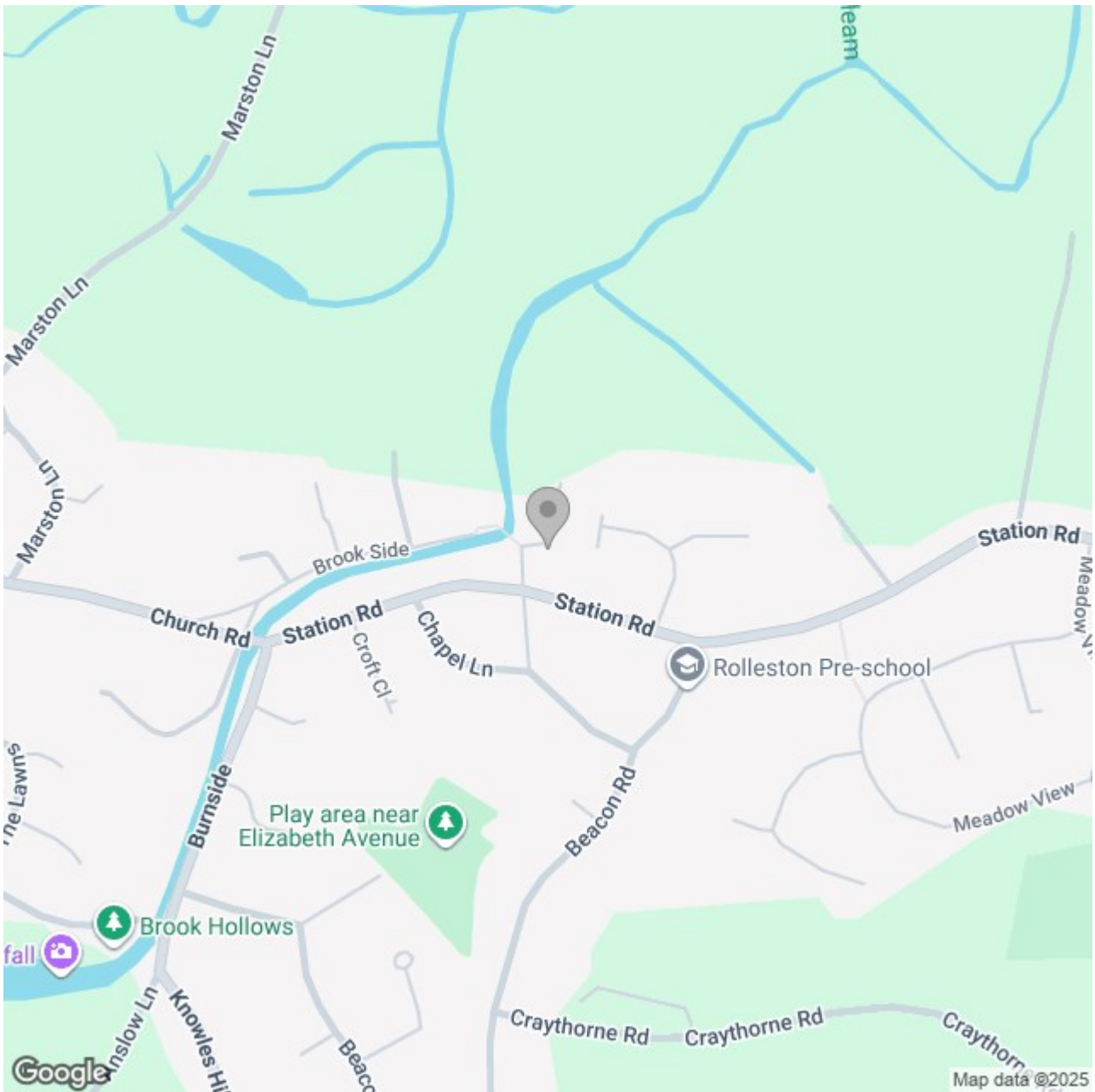


Approximate total area⁽¹⁾
73.5 m²
792 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



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	39	39
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 