







Occupying a generous corner plot, this stunning four-bedroom home has been upgraded and renovated to an exceptional specification. Benefitting from beautiful views over open fields, the property features beautifully landscaped front, side, and rear gardens, creating a striking first impression. The frontage includes a perimeter brick wall with a house name plaque and a large gated entry. A private road to the side leads to a block-paved driveway and detached double garaging with double electric door.

Inside, the home offers versatile, high-specification living spaces. The open-plan kitchen diner is fitted with bespoke storage, wood block work surfaces, breakfast island and integrated appliances, flowing seamlessly into the family and living areas. Additional reception rooms include a lounge, snug, family room and formal dining area. The principal bedroom features a walk-in dressing area and luxury en suite, complemented by three further bedrooms, further en-suite to bedroom two and contemporary bathroom. The home has full UPVC double glazing, central heating, Hue controlled lighting and surround camera system.

The rear garden is designed for low-maintenance living, with artificial grass, an Indian stone patio, and a bespoke aluminium-framed canopy with glazed roof and tiled flooring, perfect for outdoor dining. The garden also includes a unique rotating pod with panoramic views and secluded bathing area with a hot tub. A gated side access leads to a log storage area and a detached double garage with an electric up-and-over door, side entry, external sockets, and an EV charging point.

Combining refined interiors, exceptional outdoor spaces, and modern conveniences, this property presents a truly turnkey home in a desirable location.

A property certainly not to be missed. Viewing by appointment only.



### Rear Entry

A welcoming rear entrance with UPVC double-glazed window to the side elevation and a composite rear entry door. The space is finished with complementary tiled flooring, tongue-and-groove panelling to the lower walls, central heating radiator, spotlighting to the ceiling, and the alarm system unit. An internal door leads through to:

### Lobby

A bright and inviting space with full-height UPVC double-glazed windows to the side elevation, tiled flooring, central heating radiator, ceiling spotlight, and smoke alarm. Internal doors provide access to further accommodation.

### Rear Hallway

Finished with complementary tiled flooring, central heating radiator, and loft access via hatch. Internal doors lead into adjoining rooms.

### Utility Room

A practical utility room with tiled flooring, UPVC glass lantern ceiling, Worcester Bosch central heating boiler, sunken stainless steel sink with mixer tap, plumbing for under-counter appliances, wood block preparation surfaces with tiled surrounds, heated towel radiator, extractor fan, spotlighting, alarm system unit, and the electrical consumer unit.

### Store Room

An additional storage space with tiled flooring, central heating radiator, and provision for further freestanding appliances.



### Family Room

A superb family and entertaining space with UPVC double-glazed windows to the rear elevation and bi-folding doors opening to the patio. Built in blackout blinds provide ambience; perfect film watching! The room is laid with complementary panelled flooring and features a focal point electric fireplace, LED lighting to the coving, central heating radiator, smoke alarm, loft access via hatch, and ceiling spotlighting.











### Shower Room

Fitted with a contemporary three-piece suite comprising a low-level WC, double shower cubicle with sliding glass screen and waterfall showerhead, wash basin with mixer tap and tiled splashback. The space also includes an extractor fan, spotlighting, chrome heated towel radiator, and electric fan heater.

### Dining Area

A formal dining area with oak flooring, two central heating radiators, and UPVC bi-folding doors to the front elevation. Additional features include thermostat control, ceiling coving, spotlighting, and a decorative ceiling rose.



### Living Room

A beautifully presented lounge with dual aspect UPVC windows to the front and side elevations. The room features oak flooring, a striking cast-iron log burning fireplace with oak mantle, tiled hearth and exposed brick surround. Further details include ceiling coving, spotlighting, a ceiling rose, wall lighting, and TV and telephone points.

### Living/Dining Kitchen

The true heart of the home, this open-plan kitchen diner combines practicality with style. It is fitted with a bespoke range of base and eye-level storage cupboards and drawers, complemented by wood block preparation surfaces. Integrated appliances include a five-ring gas Range-style cooker with oven and grill, extractor, Neff fan oven and microwave, wine cooler, Belfast ceramic sink with Quooker instant hot water tap, full-height fridge and freezer, and pull-out ladder storage cupboards. The space is enhanced by LED downlighting, ceiling spotlights, complementary tiled flooring, central heating radiator, smoke alarm, and UPVC double-glazed windows to the front and side elevations. A stunning breakfast island completes the spacious kitchen and provides a family centre piece for midweek evenings.

To the rear, a further set of UPVC double doors with adjoining glazed panels lead outside, while the living area enjoys a log burning fireplace, ceiling spotlights, and media points and views over the landscaped rear garden.

### Study Area

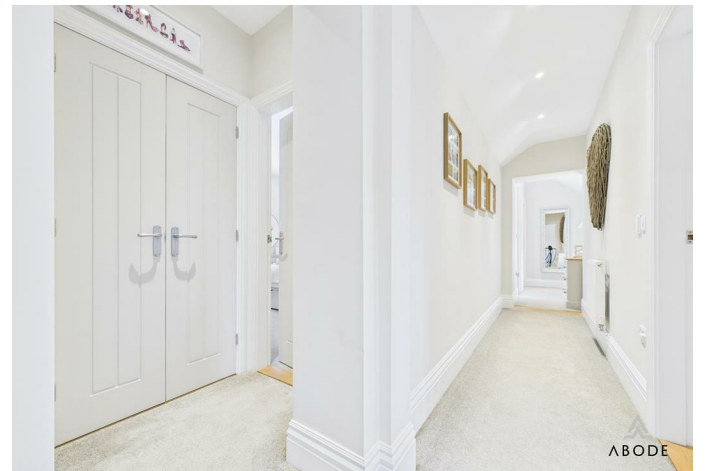
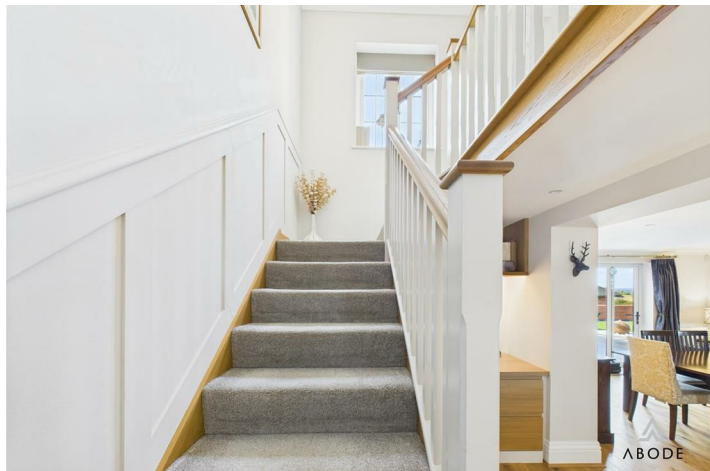
A versatile study space with fitted base and eye-level storage units, drawers, and a bespoke desk area. Additional features include LED downlighting, ceiling spotlights, wall panelling, staircase rising to the first-floor landing, telephone point, fibre internet connection, and central heating radiator.

### Snug

A cosy reception room with oak flooring, UPVC double-glazed front window, focal electric fireplace, central heating radiator, TV aerial point, ceiling coving, spotlighting, a ceiling rose, and a composite front entry door.









## Landing

A generous landing with UPVC double-glazed frosted window to the rear elevation, additional UPVC windows to the front, ceiling coving, ceiling rose, two smoke alarms, spotlighting, central heating radiator, and internal doors to:

## Bedroom One

A spacious principal bedroom with folding UPVC doors to the rear elevation leading to a Juliet balcony, framing far-reaching agricultural views, and an additional UPVC window to the side elevation. The room also includes spotlighting, central heating radiator, and loft access via hatch. An opening leads to:

Walk in Dressing Room:

Beautifully fitted with a range of bespoke wardrobes with mirrored fronts, drawers, shelving, and hanging rails, all with automatic lighting. An internal door provides access to the en suite.

## En-suite

A luxurious en suite with dual aspect windows to the front and side elevations, both framing countryside views. The suite comprises a low-level WC, his-and-hers sink units with mixer taps, a double walk-in shower cubicle with waterfall showerhead, and composite panelling to the walls. Spotlighting and extractor fan complete the space.

## Bedroom Two

A well-presented double bedroom with UPVC rear window, central heating radiator, feature timber panelled wall, bespoke fitted wardrobes with full-height storage, shelving, and hanging rails. TV aerial point and internal door to:

## En-suite Two

A modern shower room with a three-piece suite comprising low-level WC, wash basin with mixer tap, double shower with waterfall showerhead, chrome heated towel radiator, extractor, and tiled finishes to floor and walls.

## Bedroom Three

A generous bedroom with dual aspect UPVC windows to the front and side elevations, central heating radiator, timber panelled feature wall, loft access via hatch, TV aerial point, and built-in bespoke wardrobes with hanging and shelving.

## Bedroom Four

A further bedroom with front-facing UPVC window, timber panelled feature wall, and central heating radiator.

## Bathroom

A bespoke family bathroom featuring a four-piece suite comprising low-level WC, bath with mixer tap and shower attachment, double shower cubicle with waterfall showerhead, and his-and-hers sink units with mixer taps. Finished with tiled wall coverings, chrome heated towel radiator, extractor fan, spotlighting, and dual aspect UPVC windows with built-in blind.

## Outside

Occupying a generous corner plot, this impressive home stands proudly with meticulously landscaped front, side, and rear gardens that create a striking first impression.

The frontage is defined by a perimeter brick wall with a house name plaque, along with a large gated entry providing both pedestrian and vehicular access. The driveway, finished with block paving, leads onto a spacious gravelled parking area, ensuring ample off-road parking. The front garden itself is beautifully presented with slate pebbling and decorative borders, further enhancing the property's kerb appeal.

A gated side entry leads through to the landscaped rear garden, designed with low maintenance in mind. The garden is laid mainly to artificial grass, complemented by a stunning Indian stone patio. A bespoke-built aluminium-framed canopy with glazed roof and tiled flooring creates a wonderful outdoor dining space, perfectly positioned to enjoy views across the entire garden.

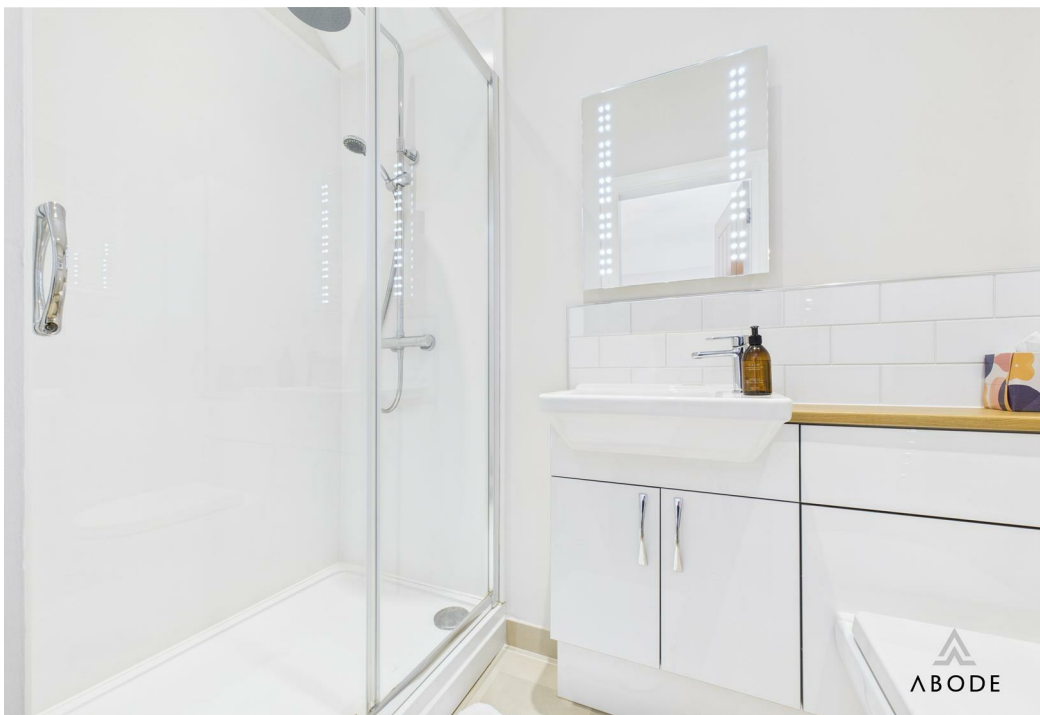
The grounds are cleverly divided into two distinct areas. The main garden includes a unique rotating garden pod, which is included in the sale, allowing year-round enjoyment with panoramic views over the fields and open countryside beyond. The rear section of the garden has been designed as a sun trap, housing a hot tub, also included in the sale, and providing the ideal setting for outdoor relaxation and bathing.

Practicality is also well considered, with a gated access point to a useful log storage area, and a spacious detached double garage complete with an electric up-and-over door, side pedestrian entry, and plentiful additional parking to the front. The garage and driveway are further enhanced with external sockets and an EV charging point, ensuring modern convenience for any homeowner.





































Floor 0 Building 1

Approximate total area<sup>(1)</sup>

144.5 m<sup>2</sup>  
1554 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

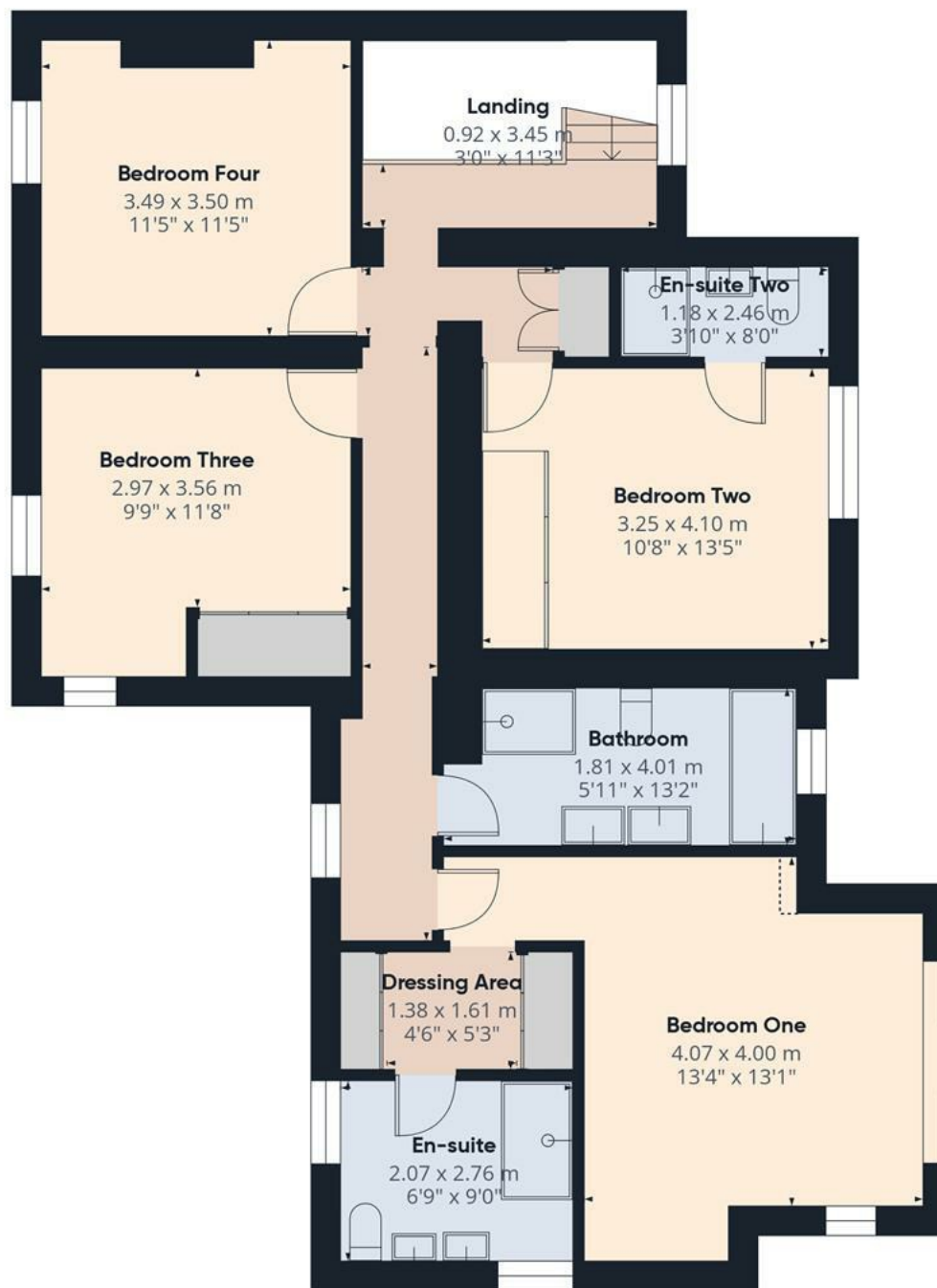
Reduced headroom

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.

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Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

90.3 m<sup>2</sup>

972 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

(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.

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## Double Garage

5.90 x 5.99 m  
19'4" x 19'7"

### Approximate total area<sup>(1)</sup>

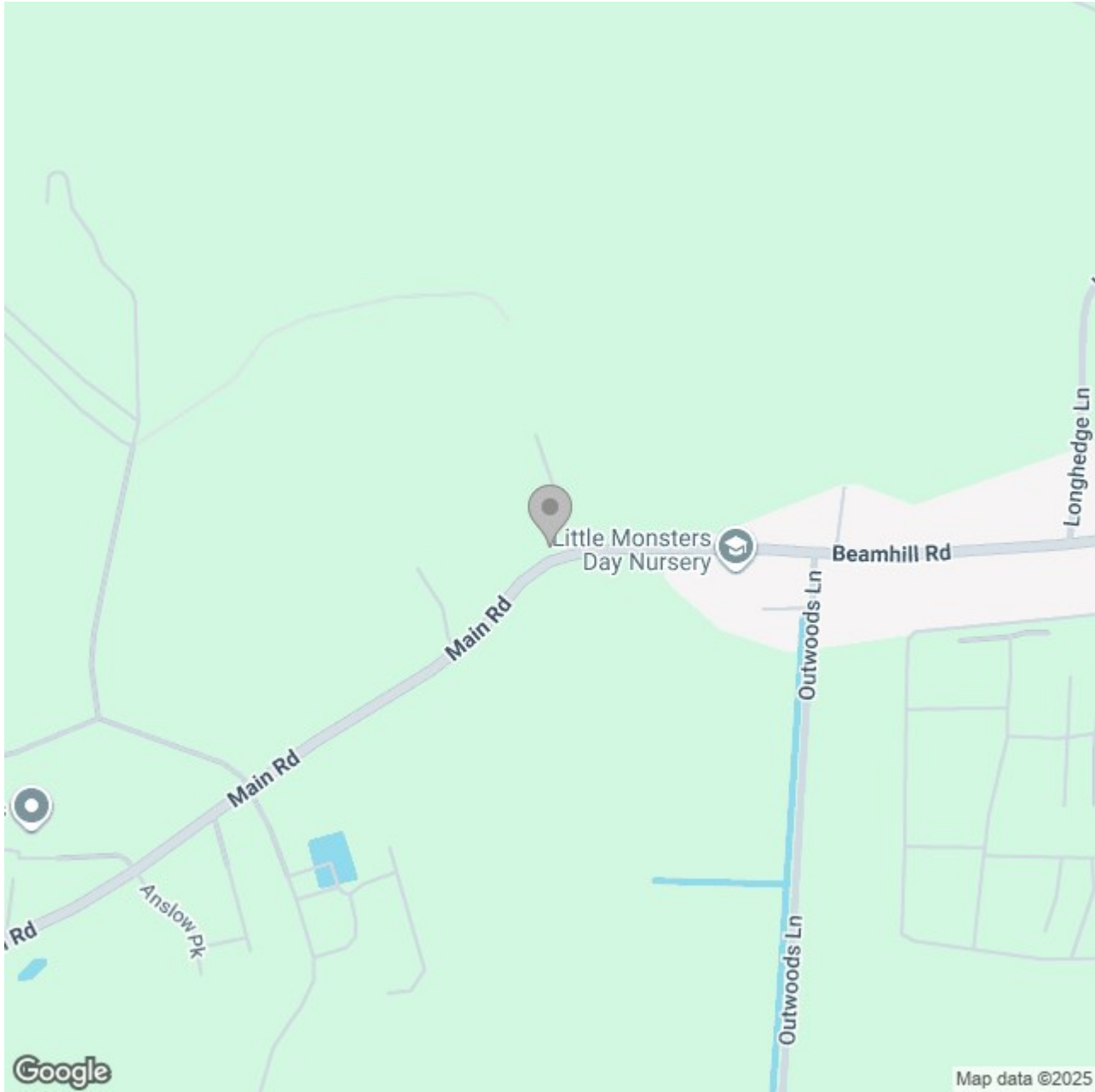
35.4 m<sup>2</sup>  
381 ft<sup>2</sup>

(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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	69	
(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 