



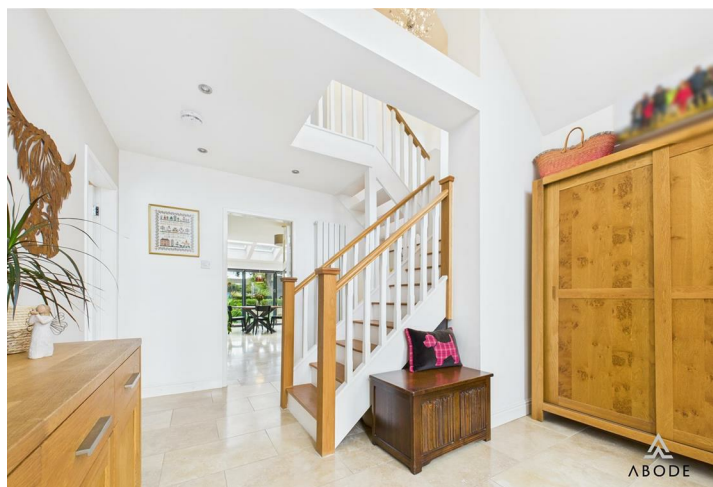


This impressive modern detached home, located in the desirable village of Yeaveley, offers spacious and versatile accommodation finished to an exceptional standard. A striking reception hallway with vaulted gable glazing and oak front door sets the tone, leading into a beautifully presented interior including a versatile family room, a stylish cloakroom/WC, and an outstanding open-plan living and kitchen area. This superb space combines a comfortable lounge with feature log-burning fireplace, a generous dining and sitting area with bi-fold doors opening to the landscaped garden, and a fully fitted kitchen with granite work surfaces, integrated appliances, and breakfast bar. A separate utility room provides additional storage and appliance space, with access to the double garage.

The first floor is equally impressive, with a mezzanine-style landing leading to four bedrooms. The principal suite enjoys garden views and features a dressing room with fitted wardrobes and a luxurious en suite shower room with double walk-in shower and twin sinks. The second bedroom is a spacious double with countryside views and use of a contemporary shower room, while the third and fourth bedrooms are served by a modern family bathroom.

Outside, the property sits within landscaped gardens that include a paved entertaining terrace, lawns, a decked area with pond, and countryside views. A large timber shed provides useful storage, and to the front and side there is ample off-road parking together with a generous double garage. The property also benefits from a fitted car charging point, and the central heating boiler is solar-ready should buyers wish to add panels to the south-facing rear garden.

Viewing by appointment only.




ABODE
 SALES & LETTINGS

Important Note:

In accordance with the Property Misdescriptions Act 1991, prospective purchasers are advised that the final photograph within the marketing particulars shows the extent of the property title currently held by the vendor, as outlined in blue. At the time of listing, the vendor is in the process of acquiring the additional land outlined in red, which is depicted within the marketing photographs. The property is offered for sale at the quoted price on the basis that this additional land will be included within the sale upon completion.

Reception Hallway

A striking entrance with a bespoke vaulted, double-glazed gable end, complemented by an oak front entry door and adjoining window panels. A staircase rises to the mezzanine-style first-floor landing. The hallway is finished with tiled flooring, a central heating radiator, spotlighting, and a smoke alarm, with internal doors leading to the ground floor accommodation.

Family Room

A versatile reception space, currently used as a hobby room but equally well-suited as a formal sitting room, playroom, or home office. Features include a UPVC double-glazed bow window to the front elevation, engineered oak flooring, a central heating radiator, and a focal point open fireplace with tiled hearth.

Cloaks/W.C.

Beautifully appointed with contemporary wall and floor tiling, comprising a floating wash hand basin with mixer tap, low-level WC, and chrome heated towel radiator.







Extended Living/Dining Kitchen

Lounge Area

Designed for both comfort and style, this space features a UPVC oversized picture window to the rear elevation with views of the garden, a bespoke log-burning fireplace set into a feature wall, tiled flooring, wall lighting, TV point, and thermostat.

Sitting & Dining Area

A superb open-plan entertaining space with tiled flooring and ample room for large gatherings. Bi-fold anthracite double-glazed doors open onto the landscaped rear garden, complete with pond and decking, while six Velux windows flood the area with natural light. Perfect for both everyday family living and special occasions.



Kitchen

Fitted with an extensive range of matching base and eye-level units with granite work surfaces. Integrated appliances include a range-style cooker with induction hob and stainless steel extractor, dishwasher, display cabinets, and fridge/freezer. A stainless steel sink with drainer, breakfast bar with bespoke downlighting, and a rear-facing UPVC window complete this stylish and practical kitchen.



Utility Room

With a UPVC double-glazed stable door, the utility is fitted with base-level storage units and granite-effect work surfaces. Space is provided for a variety of freestanding and under-counter appliances. Finished with tiled flooring, central heating radiator, and access to the garage.

Double Garage

A generous garage space with electric roller shutter door, fitted shelving, and housing the central heating boiler.

Bedroom One

A stunning principal suite with bespoke UPVC double glazed windows overlooking the rear gardens, complete with fitted automatic blinds. Additional features include a central heating radiator and ceiling spotlighting, with access to the dressing room and ensuite.

Dressing Room

A stylish and practical space with frosted UPVC double glazed side window, central heating radiator and a comprehensive range of fitted wardrobes and open units incorporating hanging rails, shelving, and drawers. Finished with ceiling spotlighting.

En-suite

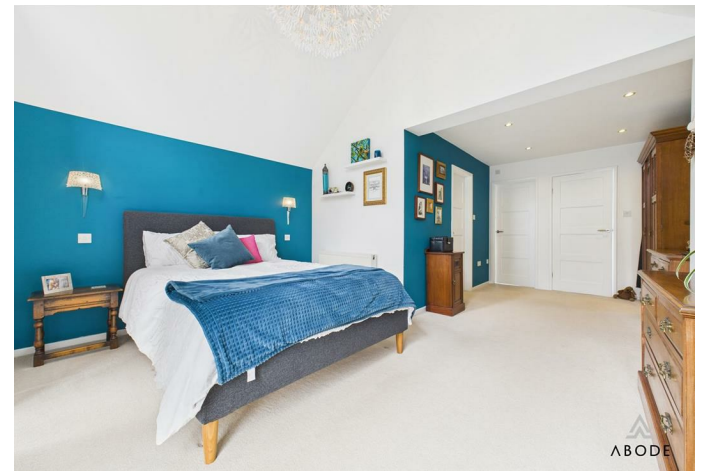
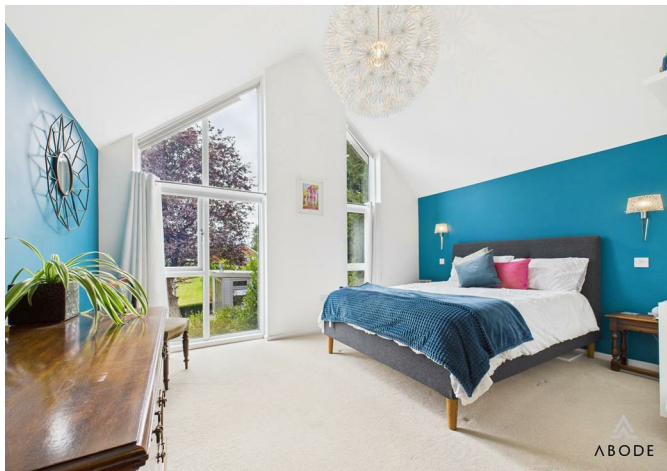
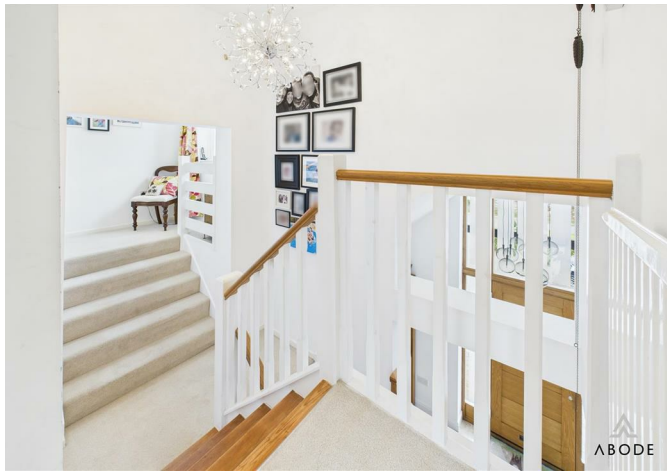
A luxurious three-piece ensuite with frosted UPVC front window, comprising low-level WC, walk-in double shower cubicle with waterfall showerhead, and twin His and Hers sink units with mixer taps and base storage. Complementary wall tiling, heated towel radiator, extractor fan, towel rail, and central heating radiator complete the room.

Bedroom Two

A rear-facing double bedroom with UPVC double glazed window providing far-reaching views across agricultural land and open countryside, and central heating radiator.

Shower room

A modern three-piece shower room with frosted UPVC front window. Comprising low-level WC, wash hand basin with mixer tap, and a walk-in double shower cubicle with electric shower. Finished with complementary wall tiling, spotlighting to ceiling, extractor fan and chrome heated towel radiator.





Bathroom

A contemporary family bathroom with frosted UPVC side window, fitted with a low-level WC, floating vanity wash hand basin with mixer tap and tiled splashback, and bath with glass screen and shower over. Finished with complementary wall tiling, chrome heated towel radiator, ceiling spotlighting, built-in extractor fan, and fitted shelving at eye and base level.

Bedroom Three

With a front-facing UPVC double glazed window and central heating radiator.

Bedroom Four

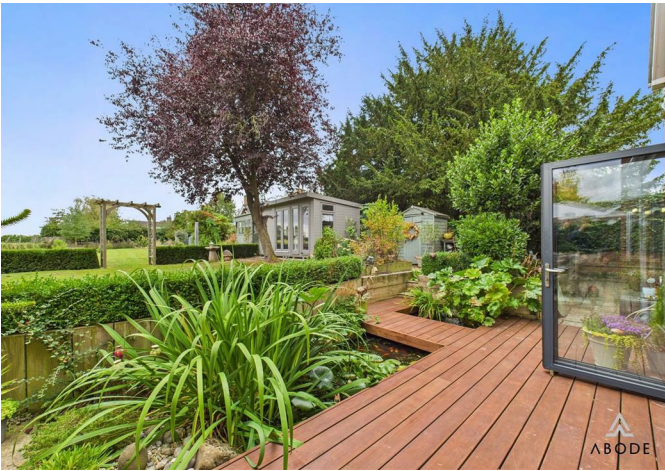
A rear-facing bedroom with UPVC double glazed window offering beautiful countryside views, central heating radiator, and telephone point.

Services

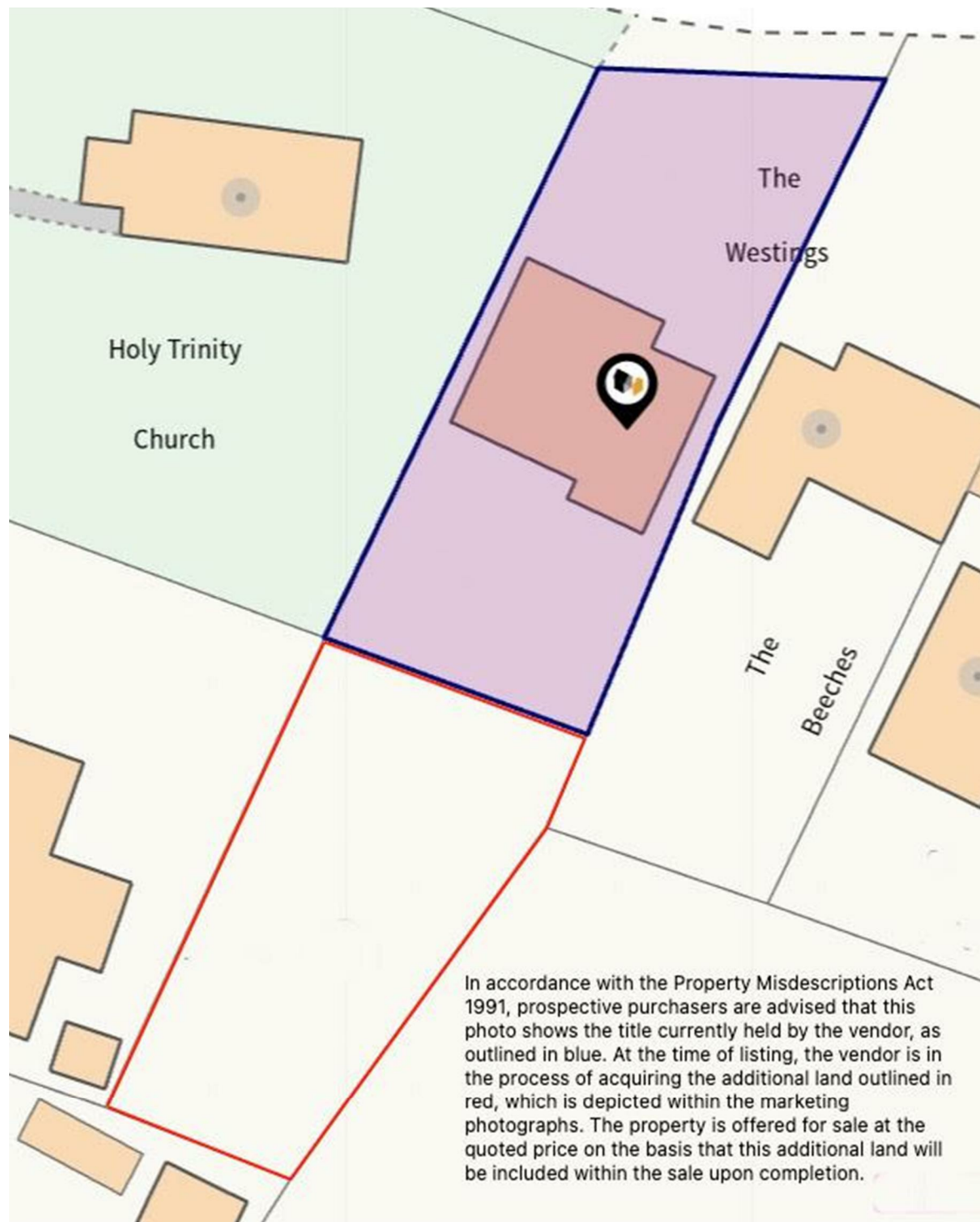
We are informed the home benefits from LPG-fired central heating, with the storage tank situated in the front garden identified by a green lid. Underfloor heating zones apply to the rear of the property, including the kitchen living and lounge and utility. Mains sewerage serves the home as well as full double glazing.













Approximate total area⁽¹⁾

117.1 m²
1260 ft²

Reduced headroom

0.9 m²
9 ft²

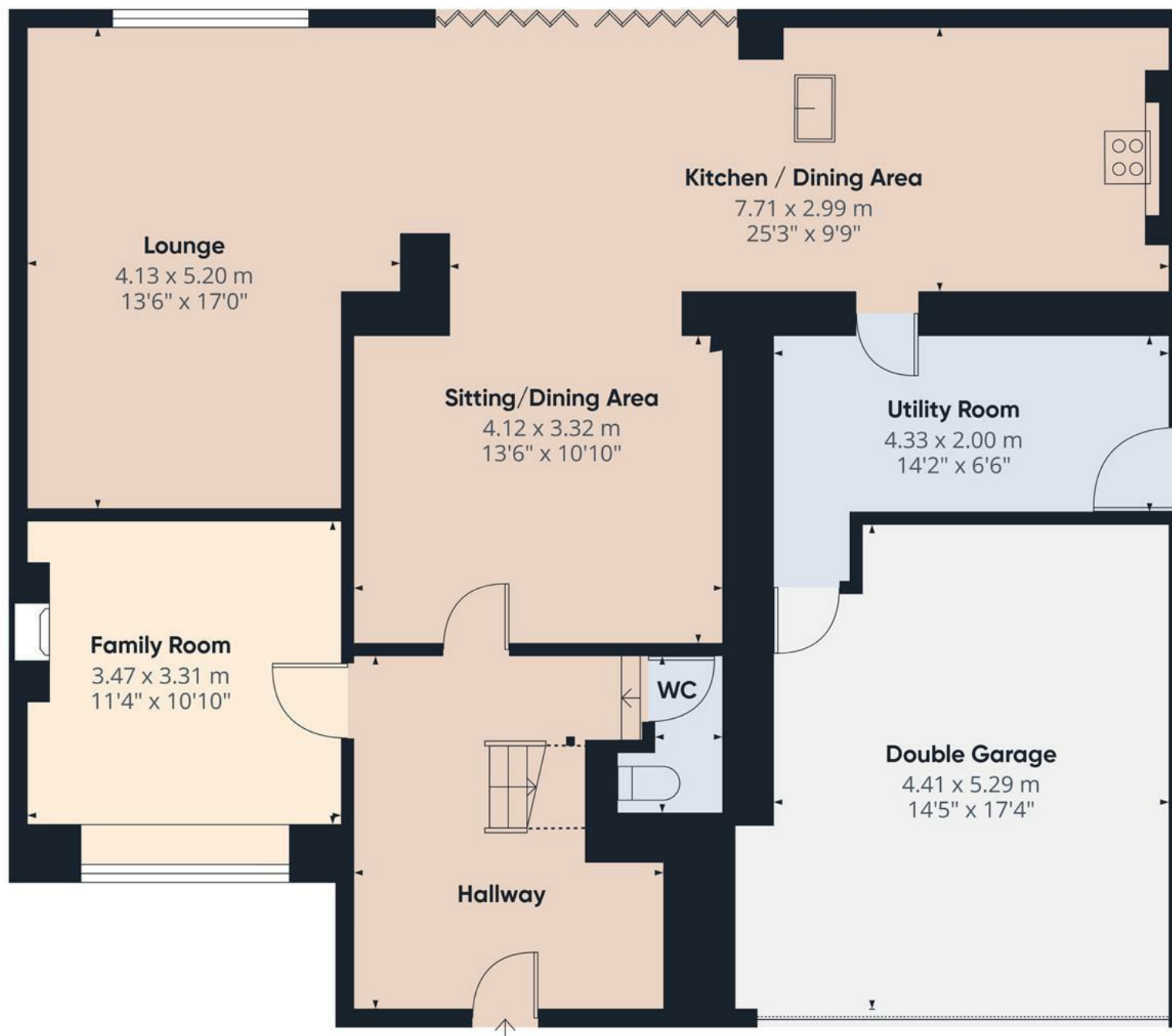
(1) Excluding balconies and terraces

Reduced headroom

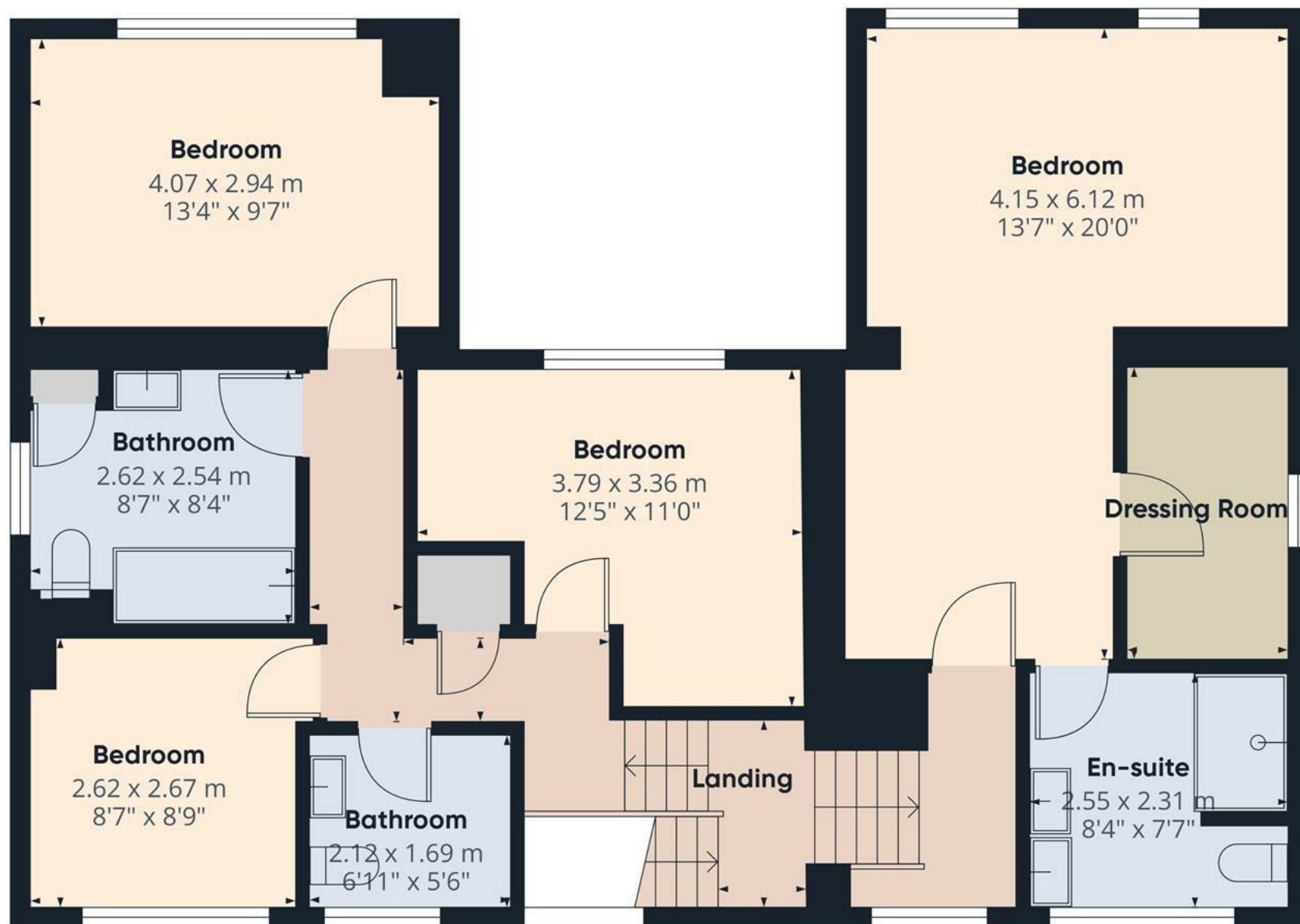
Below 1.5 m/5 ft

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

GIRAFFE360



Floor 0



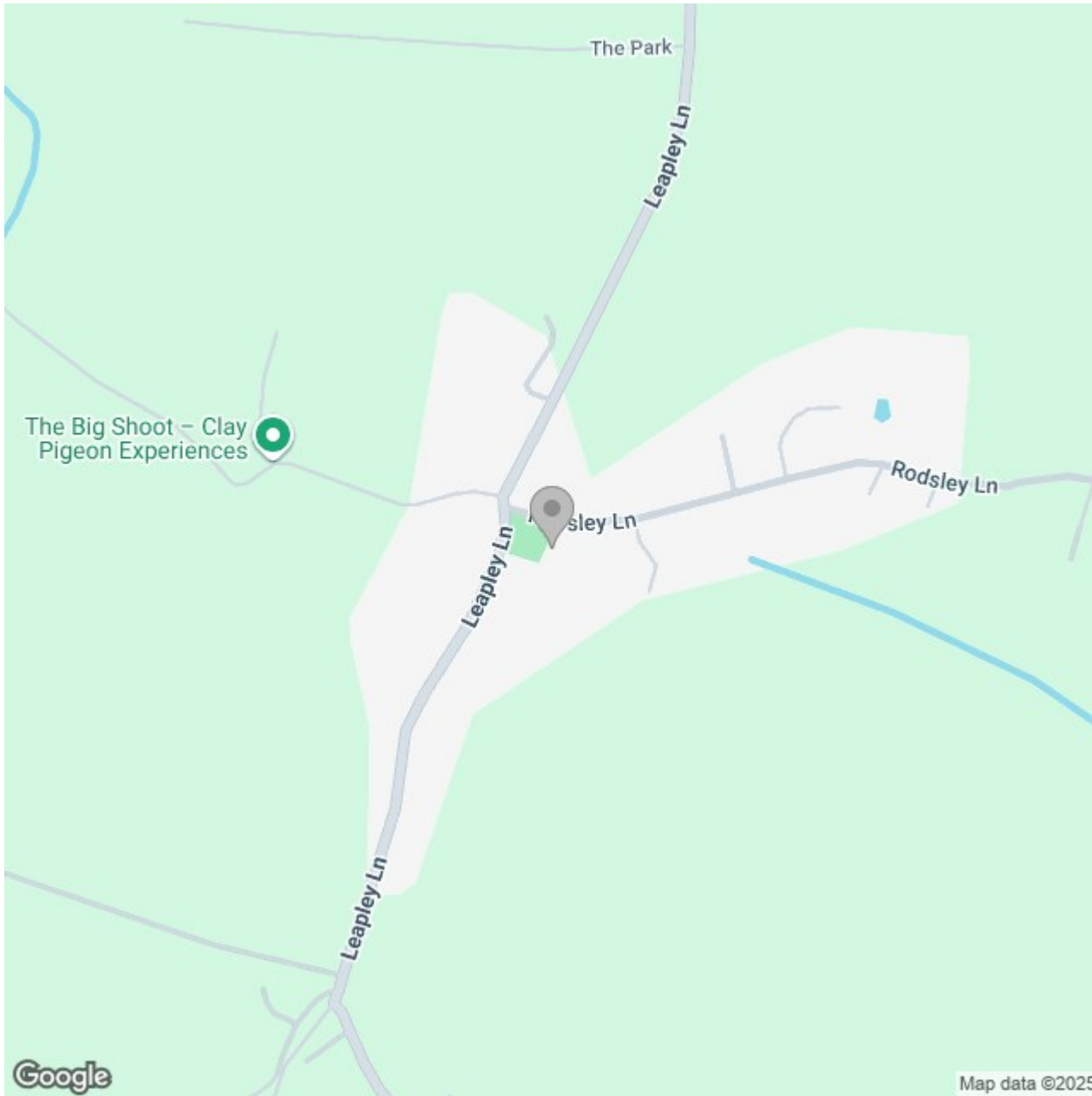
Approximate total area⁽¹⁾
82.4 m²
886 ft²

(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.

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Floor 1



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