



**Brackendale, Thackley**

**Offers Around £525,000**





# Brackendale, Thackley

## DESCRIPTION

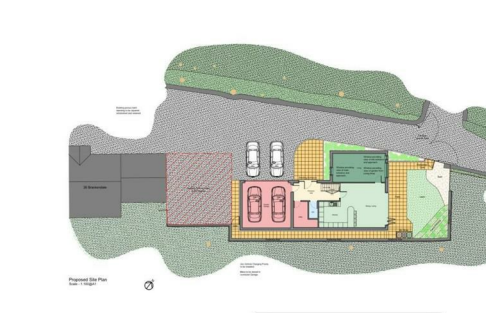
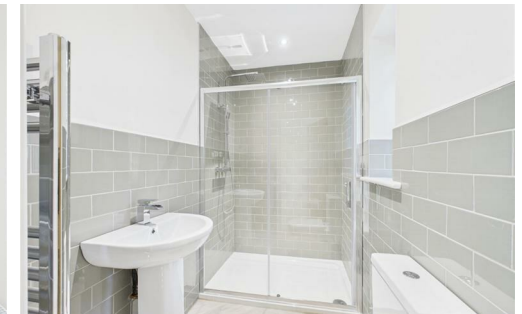
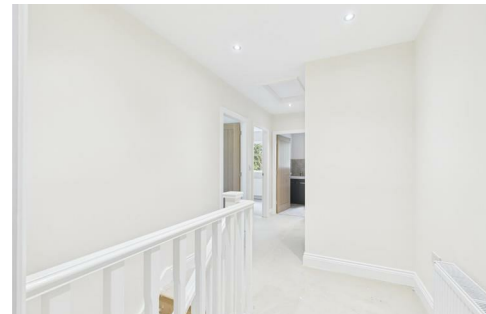
This exceptional, individually architect-designed four-bedroom detached residence offers approximately 1700 sq ft of beautifully planned living space, nestled in a tranquil woodland setting in the highly sought-after Brackendale area of Thackley. A true one-of-a-kind new build, the property combines thoughtful design with a high standard of finish throughout, presenting an outstanding opportunity for those seeking space, style, and serenity.

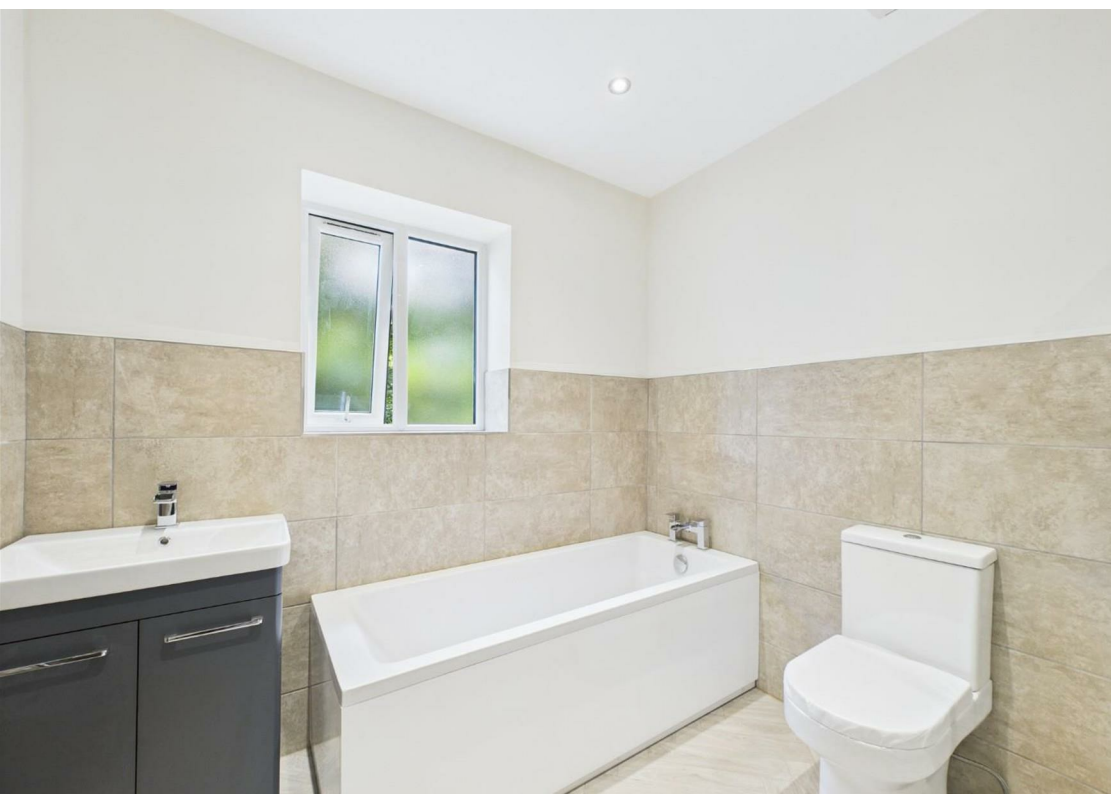
The ground floor features two generous reception rooms, ideal for both relaxed family living and formal entertaining. A large kitchen dining room provides the heart of the home, offering an impressive space for cooking, dining, and socialising. A utility room and a cloaks WC add practicality and convenience. Upstairs, the remarkably spacious master bedroom includes a private dressing room and a sleek en-suite bathroom, creating a luxurious retreat. Three further double bedrooms ensure ample accommodation for family or guests, served by a well-appointed family bathroom.

Externally, the home benefits from a double garage, a private driveway offering ample parking, and beautifully landscaped gardens that blend effortlessly into the surrounding woodland. This peaceful backwater location offers a rare sense of seclusion while still being within easy reach of local amenities and scenic canal-side walks.

Viewings are strictly by prior arrangement, and interested parties are encouraged to register their interest early to avoid disappointment. This is a truly distinctive property that must be seen to be fully appreciated.

- 4 Bedroom Bespoke Detached Property
- Large Garage
- Large Master Bedroom with En-Suite and Dressing Room
- 3 Further Double Bedrooms
- Close to Woodland and Canal Walks
- Viewing Essential







Floor 0



Floor 1

Approximate total area<sup>®</sup>  
1752 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.

GIRAFFE 360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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