

# HUNTERS<sup>®</sup>

## EXCLUSIVE



### Plot 4, High Farm Kilham, Driffield, YO25 4BD

Guide Price £725,000



Introducing Your Dream Home in Kilham: A Contemporary Haven in the Heart of the Yorkshire Wolds!

Nestled within the picturesque Yorkshire Wolds village of Kilham, this exclusive development of nine homes unveils a unique masterpiece - a bold and contemporary detached residence crafted by a renowned local builder with an impeccable reputation for luxury and quality. This extraordinary home promises to exceed your expectations in every aspect, offering a spacious and modern interior that caters to the needs and desires of the entire family.

To experience this remarkable property for yourself, to explore and have your input in its design and choosing of exquisite interiors, to your own specification, contact our dedicated team today to schedule your personal viewing. Reserve today and don't miss this opportunity to make your dream home in Kilham a reality!



Discover the Extraordinary:

This bold and contemporary detached home in Kilham is a one-of-a-kind creation, promising a luxurious and comfortable lifestyle for you and your family. With its spacious and modern interior, it caters to your every need, from open-plan entertaining to dedicated workspaces. Set in a sought-after location within the Yorkshire Wolds, this is a unique opportunity to own a piece of architectural excellence and to experience the beauty of rural living without sacrificing convenience. Explore the countless possibilities this exclusive home offers and seize the chance to make it your own.

Property Highlights:

1. Unique Contemporary Design:

This distinctive home is unlike any other, showcasing a contemporary design that blends seamlessly with the serene surroundings of Kilham.

2. Spacious Open-Plan Living:

The heart of this home lies in its large open-plan entertaining space at the rear. Here, you will discover a luxury fitted kitchen, a welcoming dining area, and a cozy family space - all bathed in natural light.

3. Separate Lounge:

For more intimate gatherings or moments of relaxation, the separate lounge provides an ideal retreat.

4. Home Office:

Whether you work from home or need a quiet space for study, the dedicated home office offers the privacy and tranquillity you require.

5. Convenient Amenities:

On the ground floor, you will find a well-appointed WC for guests, a practical utility room, and an integral garage, ensuring your daily life is both comfortable and convenient.

6. Master Suite with a View:

The master suite is a true sanctuary, complete with a spacious walk-in dressing room and a luxurious en-suite bathroom. From here, you can enjoy breath-taking elevated country views that provide a daily connection with the beauty of the Yorkshire Wolds.

7. En-Suite Double Bedroom:

A second double bedroom also boasts its own en-suite, ensuring the utmost comfort and convenience for your family and guests.

8. Jack and Jill Bathroom:

Two additional double bedrooms are served by a cleverly designed Jack and Jill bathroom, providing a shared yet private space for these rooms.

9. Outdoor Bliss:

Situated on a spacious plot, this home offers a delightful external space. A generous off-road parking area ensures you and your guests have ample room, and the gardens have been lovingly designed to create a peaceful outdoor oasis.

Why This Home Is Perfect For You

Location, Location, Location: Kilham is a sought-after village in the Yorkshire Wolds, offering the tranquility of rural living while still being close to essential amenities and excellent schools.

Luxury and Quality: Crafted by a local builder known for luxury and quality, this home showcases a level of finishing and attention to detail that is second to none.

Open-Plan Living: The spacious open-plan living area is perfect for both entertaining and everyday family life, with high-end finishes that will leave a lasting impression.

Master Suite with a View: Wake up to stunning country views every day in the master suite, which boasts a walk-in dressing room and a luxurious en-suite bathroom.

Dedicated Office Space: With the ever-increasing need for remote work and study, the home office provides a productive and peaceful environment.

Outdoor Oasis: The exterior of the property offers beautiful gardens and ample parking, ensuring you can enjoy the best of both indoor and outdoor living.

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.

Area Map



Floor Plans



Energy Efficiency Graph

