



- 5 Bed Detached House
- Separate Lounge with Wood Burner
- Cinema Room/6th Bed
- Fabulous Location

- Newly Completed to a High Standard
- Multi-functional Kitchen/Lounge/Dining Room
- Double Garage

- Exclusive Gated Development
- 5 Bathrooms
- Gardens

A fabulous newly completed 5/6 bed roomed detached house, within a private and exclusive gated development of only 6 properties, with beautiful, uninterrupted views of surrounding countryside. Completed to a high standard, with 10 year Advantage guarantee, underfloor heating to ground floor and radiators to upper floors, external lighting, wi-fi, CCTV, Cat 6 cabling to TV points with speakers to all rooms, the bathrooms are fitted with Villeroy & Boch sanitary ware and Hansgrohe taps.

The Reception Hall leads to the Cloakroom and WC and to the Lounge, with wood burning stove within a lovely stone fireplace. The fabulous 33' multi-functional Kitchen/Dining/Family Room has a superbly fitted kitchen area with a comprehensive range of units, sink unit, silestone work surfaces, central island with breakfast table, split level twin ovens, 4 ring hob with integral extractor, integral fridge, freezer and dishwasher with matching doors. The floor is tiled and there is a roof light and 2 sets of bi-fold doors to the rear garden. The Utility Room is also well fitted and has a door to the side. Stairs lead from the hall to the First Floor Landing with picture window to the front. Bedroom 1 enjoys stunning views to the rear with a picture window, French doors and a Juliette balcony and has a Dressing Room and En Suite Bathroom/WC with twin wash basins, tub bath and separate shower. Bedroom 2 is to the front with a Dressing Room and En Suite Shower/WC. Bedroom 3 has a Dressing Room and En Suite Shower/WC, with Bedroom 4 having an En Suite Shower/WC. The Second Floor Landing leads to Bedroom 5 and there is a Bathroom/WC with shower. The Cinema Room has Cat 6 and a sound system. There is also a Double Garage with twin electric up and over doors.

Externally, the Front Garden is mainly block paved, allowing ample parking, with well stocked bed and borders. The Rear Garden has a patio with lawn and low fence to take full advantage of the stunning views.

Reception Hall 17'8 x 11'2 (5.38m x 3.40m)

Cloakroom 6'6 x 5'2 (1.98m x 1.57m)

WC 6'6 x 5'2 (1.98m x 1.57m)

Lounge 17'8 x 15'0 (5.38m x 4.57m)

Kitchen/Dining/Family Room 33'8 x 31'0 (max) (10.26m x 9.45m (max))

Utility Room 14'8 x 10'8 (4.47m x 3.25m)

First Floor Gallery Landing

Master Bedroom 18'0 x 17'0 (5.49m x 5.18m)

Dressing Room 15'3 x 9'6 (max) (4.65m x 2.90m (max))

En Suite Bathroom/WC 15'2 x 5'10 (4.62m x 1.78m)

Bedroom 2 Hall 6'6 x 4'0 (1.98m x 1.22m)

Bedroom 19'4 x 18'4 (into bay) (5.89m x 5.59m (into bay))

Dressing Room 16'4 x 8'8 (4.98m x 2.64m)

En Suite Shower/WC 12'0 x 5'0 (3.66m x 1.52m)

Bedroom 3 15'2 x 15'0 (4.62m x 4.57m)

Dressing Room 10'6 x 8'2 (3.20m x 2.49m)

En Suite Shower/WC

Bedroom 4 15'4 x 12'8 (4.67m x 3.86m)

En Suite Shower/WC 6'8 x 6'0 (2.03m x 1.83m)

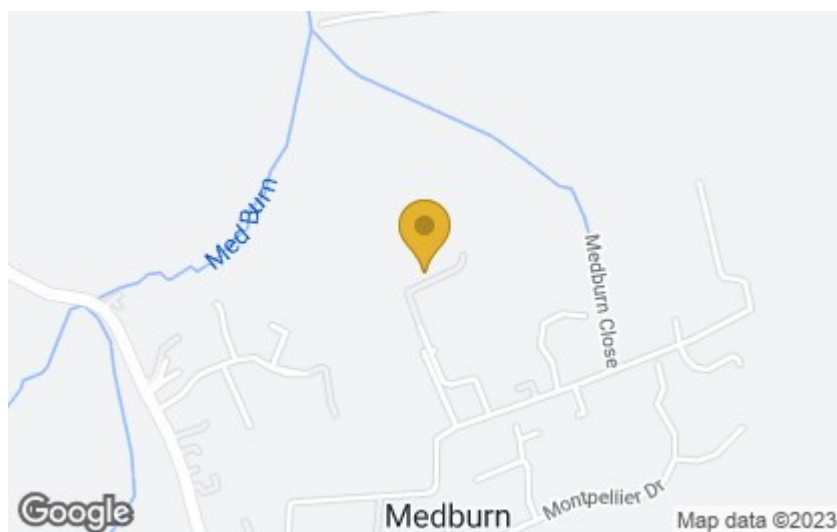
Second Floor Landing

Bedroom 5 15'2 x 20'0 (into bay) (4.62m x 6.10m (into bay))

Cinema Room/Bedroom 6 18'5 (+bay) x 16'2 (+dr recess) (5.61m (+bay) x 4.93m (+dr recess))

Bathroom/WC 9'6 x 6'0 (2.90m x 1.83m)

Double Garage 21'9 x 20'8 (6.63m x 6.30m)



Energy Performance: Current C Potential B

Council Tax Band: New Build

Distance from School:

Distance from Metro:

Distance from Village Centre:

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.