



An exclusive development of initially just 6 substantial modern homes located within the stunning parkland grounds of Lillesden House. These exceptional houses all offer approximately 2600 sqft of stylish accommodation including split level living rooms and spacious family kitchens on the ground floor, 4 large bedrooms all en-suite on the 1st and 2nd floors, complimented by spacious halls and landings. The properties have been finished to a luxury standard with Miele appliances, underfloor heating throughout the whole house, luxury bathrooms and landscaped gardens. Each house comes with two parking spaces within the gated development and use of the 26 acres of parkland grounds. Available mid-July. Unfurnished.





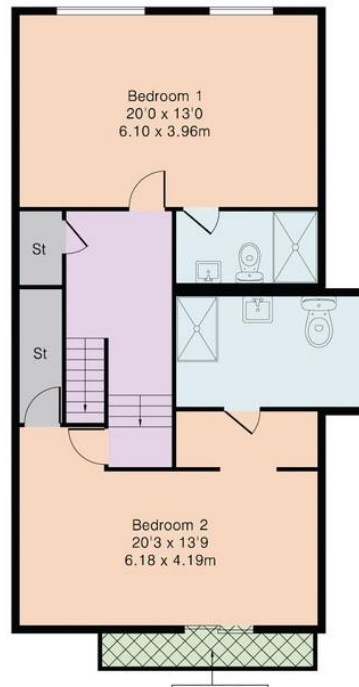
Approximate Gross Internal Area 2599 sq ft – 242 sq m  
 Ground Floor Area 853 sq ft – 79 sq m  
 First Floor Area 873 sq ft – 81 sq m  
 Second Floor Area 874 sq ft – 81 sq m



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	73
(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, Scotland & Wales		EU Directive 2002/91/EC	



Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.