



## Field Head Barn Hollington Road , Rocester, ST14 5HY

An Exceptional Detached Barn Conversion

An exceptional detached barn conversion, completed to an impressive standard by one of the areas most highly regarded property developers. This magnificent family home sits within a plot of circa 3800 square foot and has views across open countryside.

The House itself is measured at 3600 sq foot and has underfloor heating and double glazing throughout. Architecturally the structure has high ceilings giving a feeling of space and grandeur and generously proportioned rooms. Internally comprising in brief of; Reception hallway with magnificent orangery skylight and high ceiling, dining kitchen with a quality fitted kitchen having a range of integrated appliances, snug/living room and conservatory which is used as a secondary living room area. Useful utility and guest cloakroom. Four generous double bedrooms all with fitted wardrobes and en-suite bathrooms. Family bathroom with roll top bath and separate shower.

£895,000

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- 3600 SQ FT DETACHED BARN
- Large Gardens & Grounds
- 9 Acres Of Grazing Land By Sep Negotiation
- Potential for Equestrian
- Energy Efficient with low running costs
- Double Glazing
- Stunning Kitchen Diner
- Two Further Receptions
- Four Bedrooms & En-suites
- Barn and Garaging



Directions





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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>		<b>75</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	