

# Prestige Hampton

£325,000



- Location: Reeds Bay 19
- Dimensions: 45ft x 20ft

- Bedrooms: 3
- Year: NEW

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**Year: New**

**Location: Reeds Bay 19**

**Dimensions: 45ft x 20ft**

**Bedrooms 3**

**Licence: 40 Years**

**Site Fee Band: D**

#### Key Features

**Stunning Woodland & Lakeside Location:** Positioned with breathtaking views of surrounding woodlands and fields, providing a private, tranquil escape with a beautiful glass balustrade decking.

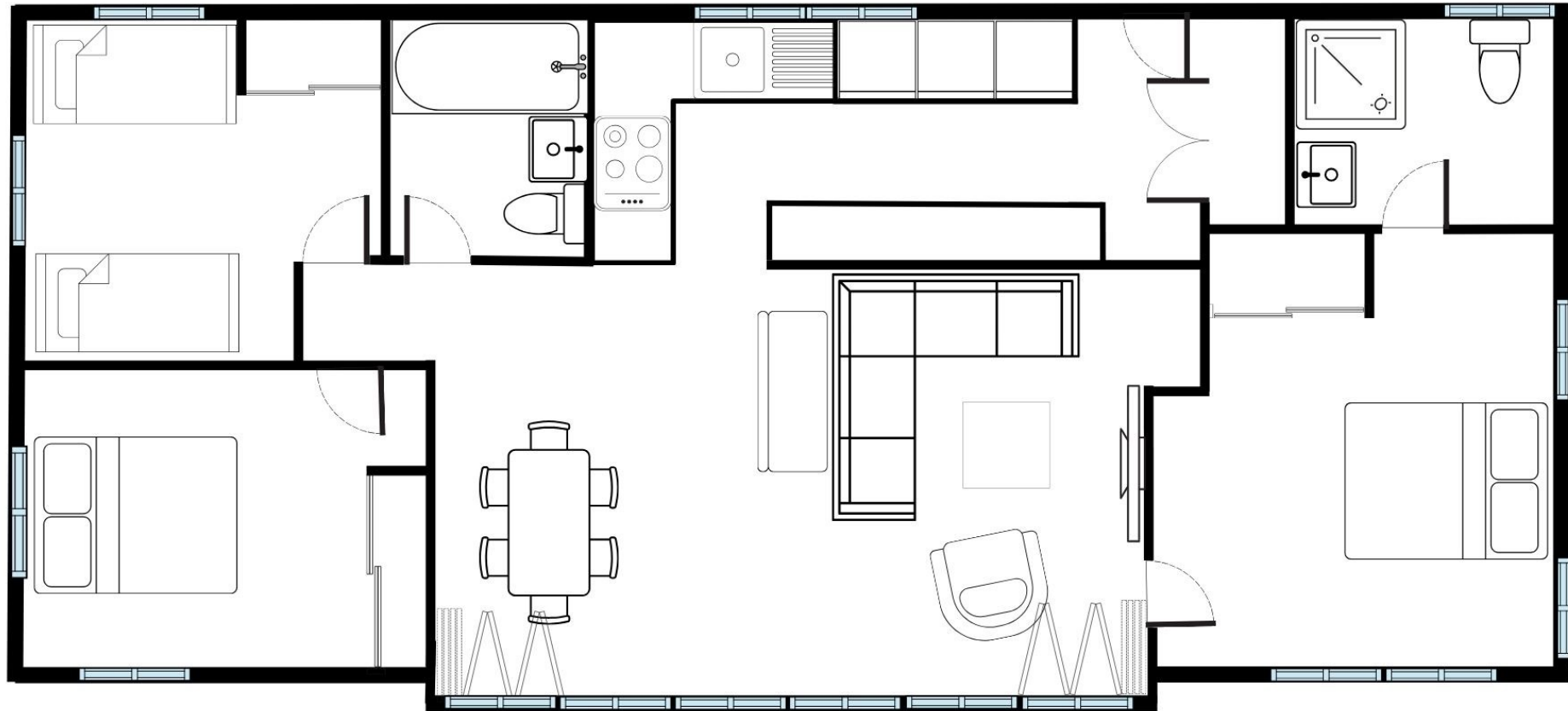
**Spacious Open-Plan Living Area:** The lodge boasts a stunning open-plan kitchen, dining, and lounge space with full-length bi-fold doors that enhance the sense of light and luxury, seamlessly connecting the interior with the outdoor decking.

**Luxurious Principal Bedroom with En-Suite:** A private, serene retreat featuring floor-to-ceiling windows, a king-size bed, built-in wardrobe and an en-suite bathroom.

**High-End Kitchen and Appliances:** The kitchen is equipped with a stylish mix of navy shaker-style cabinetry, light quartz countertops, and top-of-the-line Bosch appliances.



## Prestige Hampton - Reeds Bay 19



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The principal bedroom, located at one end of the lodge for added privacy, is a tranquil retreat. Large floor-to-ceiling windows and a door opening onto the decking bring the outdoors in. This serene space features a king-size bed, a dressing table, TV, and a built-in wardrobe offering ample storage. The en-suite bathroom is equally impressive, with a shower, WC, vanity sink, and heated towel rail.

At the opposite end of the lodge, the double bedroom offers more floor-to-ceiling windows and a door leading to the decking. It also includes built-in wardrobes and a wall-mounted TV. The twin bedroom is perfect for children or guests, featuring two single beds, built-in wardrobes, and a wall-mounted TV. The family bathroom is generously sized and includes a bath with shower over, a vanity sink, WC, and a heated towel rail.

Externally, the lodge offers a spacious decking area with elegant glass balustrades, creating the perfect spot to enjoy the views.

A storage shed with an electricity supply provides extra convenience, while private parking and a rear patio area with lovely woodland views make this property truly special.

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This exceptional lodge offers everything you could possibly need and more, providing the perfect home away from home. As you enter, you're immediately greeted by a beautifully decorated cloak area with a convenient bench. To the left, you'll find spacious storage cupboards, which cleverly house the washer dryer.

Moving into the heart of the lodge, you'll be captivated by the stunning open-plan kitchen, dining, and lounge area. With its elegant décor and impressive full-length bi-fold doors that stretch across the front of the property, this space exudes luxury and light. The kitchen features a sophisticated mix of dark navy shaker-style cabinetry, complemented by a light quartz worktop. Equipped with a full-size fridge freezer, Bosch integrated microwave, oven, and dishwasher, as well as a five-ring gas hob with extractor, this kitchen is both practical and stylish. A large breakfast bar with stools invites casual dining, while the beautiful extendable dining table with chairs is perfect for hosting.

The lounge area is equally inviting, with a spacious L-shaped sofa and armchair, providing plenty of comfortable seating for the whole family. The electric feature fireplace and TV create a cozy ambiance, making it the ideal place to unwind. The bi-fold doors, which run the length of the room, can be opened to welcome in fresh air and sunshine, creating indoor and outdoor living.

The stunning blend of white tongue-and-groove walls, wooden flooring, deep blue accents, and oversized bell pendant lighting adds an element of sophistication throughout.





**Reeds Bay is an elite, gated community set within 20 acres of land, offering just 20 contemporary, bespoke holiday homes.**

Each property is individually designed to the highest standard, blending modern aesthetics with luxurious comfort. The homes are equipped with mains gas and state-of-the-art CAT 6 Ethernet cables for seamless connectivity.

As a resident of Reeds Bay, you'll enjoy exclusive access to a wide range of premium onsite amenities, including 8 platinum passes to our exceptional facilities. Additionally, residents have the privilege of using our private boating lake, where you can relax and unwind with paddle boards and canoes.

This is a rare opportunity to own a piece of paradise in a community that places privacy, luxury, and modern convenience at the forefront.

**‘Platinum’ Passes include access to use:**

- Thermal journey experience at The Spa Hotel\*
- The NEW Boating lake.
- State-of-the-art gymnasium.
- Family Leisure Pool including splash slides.
- 25m Adult-only swimming pool with steam room and jacuzzi.
- Racquet sports including tennis, badminton, table tennis, squash.
- Adults and children’s fitness classes.
- Crèche.
- Nine hole golf course.
- Fishing.
- Outdoor adventure playgrounds.
- Family entertainment in The Hive and adult entertainment in Harrison's Bar.
- Beautiful walking trails and Village Garden.
- Eight bars and eateries.

\*Access for two people, twelve times during the year







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