

Haye Lane, B80

MØVELI





Haye Lane, B80

A truly unique, bespoke single storey home completed in 2023, showcasing contemporary design and exceptional craftsmanship. The property offers a seamless blend of luxurious living alongside practical functionality.

- Four Bedroom Detached Home
- Stunning Open Plan Kitchen/Dining/Living Room
- Principal Bedroom with Dressing Room and Ensuite
- Large Rear Garden with Countryside Views
- Two Storey Outbuilding
- Underfloor Heating Throughout
- Gated Entrance
- Remainder of New Build Warranty

You are welcomed into the property via a striking, oversized statement door that opens into a stunning vaulted hallway. Natural light pours in from the glazed roof light above, immediately creating a sense of space, calm, and architectural finesse.

At the heart of the home, perfectly positioned to the rear and enjoying uninterrupted views of the Warwickshire countryside, is the expansive open-plan kitchen, living, and dining area. This impressive space is framed by vaulted ceilings and bifold doors, which open onto a generous south-facing patio; perfect for effortless indoor-outdoor living.

The bespoke kitchen, individually designed by the owner, boasts premium integrated appliances including a double oven, wine cooler, and instant hot water tap. Sleek finishes and thoughtful layout make this space both beautiful and functional. A separate laundry/boot room offers additional convenience, with fitted sink and ample space for a washing machine and tumble dryer.

The living area is designed for relaxation and entertainment, featuring a projector, ideal for enjoying movie nights or watching major sporting events. A custom designed built-in media wall provides stylish storage while anchoring the room with modern elegance.

The property offers four generous double bedrooms, each designed with comfort in mind. The principal suite features a spacious dressing room ▶



► and a luxurious en suite bathroom complete with freestanding bath and separate shower. Bedroom four has been transformed into a walk-in wardrobe with bespoke cabinetry, though it can easily be reinstated as a bedroom if desired. The second and third bedrooms are equally well proportioned, light filled, and beautifully finished. Bedroom two features a freestanding bath and a large walk-in shower. The ground floor is completed with a guest WC with shower, providing further flexibility.

Comfort is enhanced by fully zoned underfloor heating throughout. All controls are housed neatly in the dedicated plant room off the utility, ensuring seamless functionality behind the scenes.

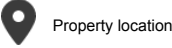
A standout feature is the two-storey outbuilding, currently the ground floor serves as a games room, while the upper level is used for storage. Versatile in design, this space offers potential to be adapted into a home office, studio, gym, or guest accommodation (subject to planning permission).

The property is approached through a secure, private gated entrance and benefits from ample parking. To the rear, the beautifully landscaped garden enjoys open views across rolling fields. A large patio and expansive lawn make it ideal for entertaining, relaxing, or simply enjoying the peaceful setting.





LOCATION



ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: **84**

Potential: **90**

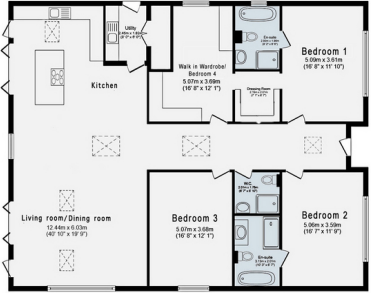
FLOOR PLAN

2530 sq ft (235 sq m)



Casa Azul, Chapel Fields, Studley, B80 7BU
Approximate Gross Internal Area: 235.1 sq.m. (2,530 sq.ft.)

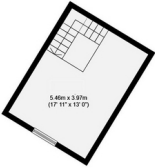
MOVELI



Floor Plan
Floor area 191.6 sq.m. (2,062 sq.ft.)



Ground Floor
Floor area 21.9 sq.m. (235 sq.ft.)



First Floor
Floor area 21.7 sq.m. (233 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any errors, omission or misstatement. A party must rely upon its own inspection(s).

Important notice: Moveli give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Alpinum Limited T/A Moveli, Brewery Farm, Old Coach Road, Axbridge, Somerset BS26 2EH Tel: 020 3150 0733 Email: hello@moveli.com

Premium Homes

For viewings, further information or a free property valuation contact:

☎ 01789 330 500 | 01789 330 500

✉ premiumhomes@moveli.co.uk

MOVELI