



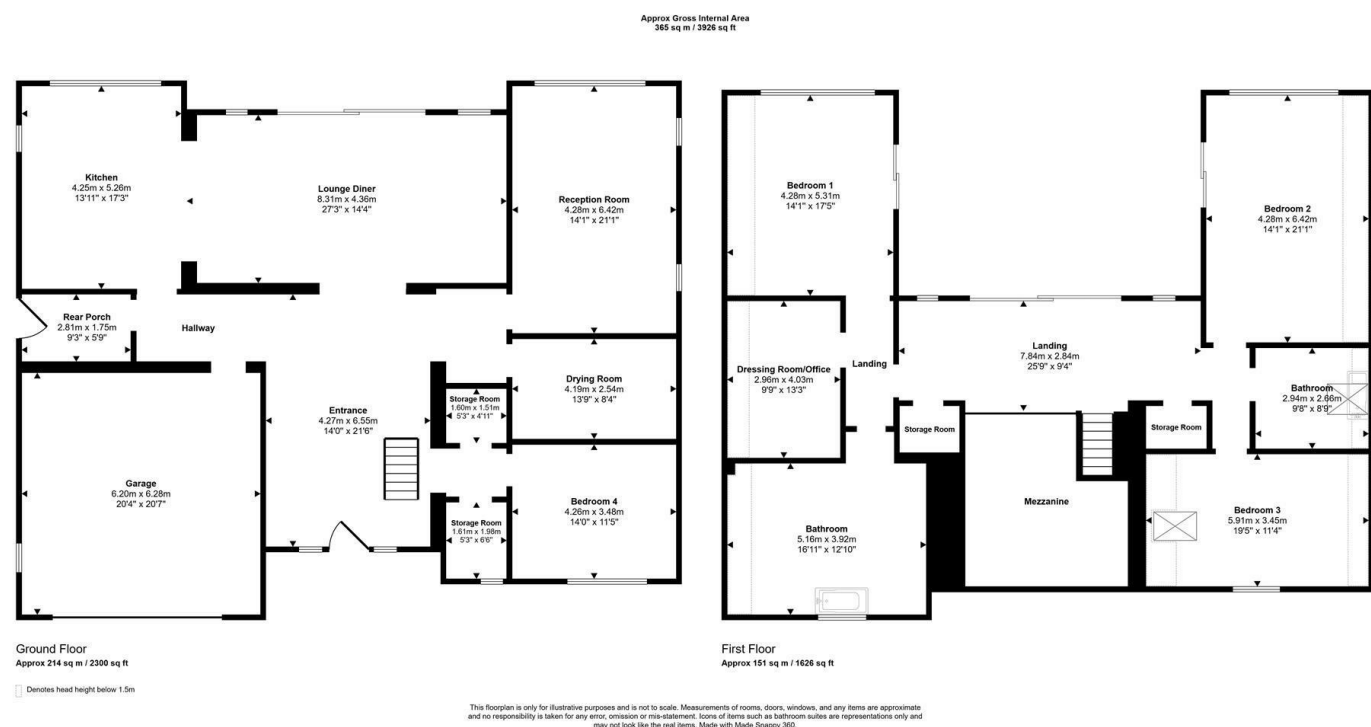
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*THE AGENT WITH THE
LONDON CONNECTION*



Water View Kiln Park, Burton, Milford Haven, Pembrokeshire, SA73 1NY

- Detached Executive New Build
- Waterside Location
- Substantial Gardens
- Master Suite With Dressing Room And En-Suite
- No Onward Chain
- Four Double Bedrooms
- High Quality Specification
- Glass Frontage Overlooking Water
- Sought After Village Location
- EPC Rating TBC

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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We Say...

This newly built executive home boasts a striking glass frontage, offering breathtaking panoramic views of the Cleddau Estuary. Designed for modern and spacious living, the property features four well-appointed bedrooms, an open-plan living area, and a dedicated drying room.

The thoughtfully designed layout comprises an inviting entrance hallway, two stylish reception rooms, a contemporary kitchen, a rear porch, a cloakroom, a drying room with a dehumidifier installed and a convenient downstairs bedroom. A feature staircase leads to the first floor, where a mezzanine landing overlooks the entrance hall below. The master suite is a luxurious retreat, complete with a dressing room and en-suite bathroom. Two additional double bedrooms and a beautifully finished family bathroom complete the upper level. The master bedroom, landing and a further double bedroom benefit from large patio doors that lead onto a private, bespoke composite millboard decking area! Perfect for soaking up those views of the waterway.

Externally, this exceptional home is set on a generous plot along the waterfront, providing unparalleled views of the estuary, the iconic bridge, and mesmerizing sunsets. The front aspect features a landscaped lawn and a spacious driveway with ample off-road parking, leading to an integral double garage with an electric roller door and electric car charging facility. To the rear, glass doors from the reception rooms open onto an elevated patio—perfect for alfresco dining—overlooking a further lawned garden that extends to the water’s edge where there is potential for a boat house, subject to necessary planning.

Finished to the highest standards, this stunning property offers an enviable lifestyle in a truly spectacular setting. This eco friendly home boasts under floor heating on both floors all rooms individually controlled while benefiting from 14 solar pannels with installed inverter to feed batteries.

Early viewing is highly recommended.

There is a range of amenities in and around the village has Burton including a country house hotel and The Jolly Sailor public house/restaurant. The village of Burton is located some 8 miles south of the County Town of Haverfordwest and 7 miles to Milford Haven, a short distance to Neyland Marina and the Cleddau Bridge, which gives access to Pembroke and South Pembrokeshire. Burton boasts a boat yard. The property is within the catchment area of two sought after schools - Cleddau Reach and Haverfordwest High. The stunning Pembrokeshire coastline is within easy reach, with beautiful sandy beaches at Marloes Sands, Broad Haven and Freshwater East.



DIRECTIONS

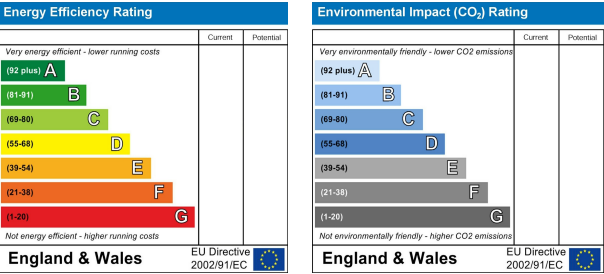
From our office in Haverfordwest follow the Freemans Way bypass to Merlins Bridge and take the 2nd turning towards Pembroke and Milford Haven. Pass through the village of Johnston, and then turn left toward Neyland and Pembroke, continuing straight over several roundabouts until you reach the Cleddau Bridge. Turn left into Burton and at the junction at the bottom of the hill, turn right towards The Jolly Sailor. Proceed through the car park and along the private road, where the property will be found on the right hand side. What3Words: inched.drip.buildings

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water
HEATING:

JETH/ESL/02/25/DRAFT

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AERIAL VIEW



