





## Property Features

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- Newly Constructed Detached Property
- Exquisitely Designed with Superb Attention to Detail
- LED Lighting, Underfloor Heating & Solar Panels
- 4 Bedrooms, Principal with En-Suite
- Luxury Schmidt Kitchen with Breakfast Bar
- Separate Living Room with Bay Window & Bi-fold doors
- Gerberit Bathrooms with Brass Fittings
- Garage
- Within walking distance of village green and open countryside.
- Extremely Energy Efficient EPC 95 A

## Full Description

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Presenting an exceptional opportunity to own one of two newly constructed, luxurious detached houses in the sought-after Naphill Common. Nestled in a serene location, these residences overlook mature woodland, establishing a tranquil and idyllic setting. These luxurious architectural masterpieces showcase meticulous craftsmanship and attention to detail, guaranteeing unparalleled elegance and comfort in your dream home. At the final stage of completion.

"Flora" has been constructed to a very high specification, ensuring it meets the demands of modern living, with energy-efficient solar PV panels and innovative design such as recessed LED lighting to the principal bedroom and main living areas, underfloor heating, to both floors walnut interior doors with black ironmongery and historically designed timber look Residence9 windows.

The stylish made to measure Schmidt kitchen is a masterpiece of harmonious modern design, featuring Neff appliances, custom cabinetry, Dekton stone worktops and breakfast bar making it the perfect social space for keeping your guests entertained whilst preparing dinner. There is porcelain tile flooring ensuring a seamless integration between the kitchen, sitting room and dining areas. There is also a separate utility room for your convenience.

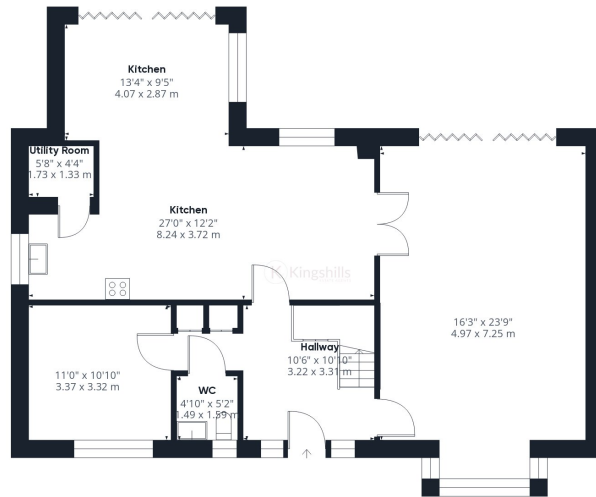
All four bedrooms are well-proportioned with plenty of room for family and guests. Recessed LED lighting and bespoke hand crafted wardrobes add a touch of luxury to the principal bedroom. The en-suite to the principal bedroom and family bathroom add a touch of opulence as they are styled with Geberit sanitaryware, Italian tiling and Hansgrohe brassware fixtures and fittings creating a sleek and stylish space. The family bathroom features both a bath and a separate shower, while the en-suite boasts a spacious double-length shower cubicle.

The garage provides ample parking space and storage, ensuring your vehicles and belongings are safe and secure. There is also parking for several vehicles to the front of the property.

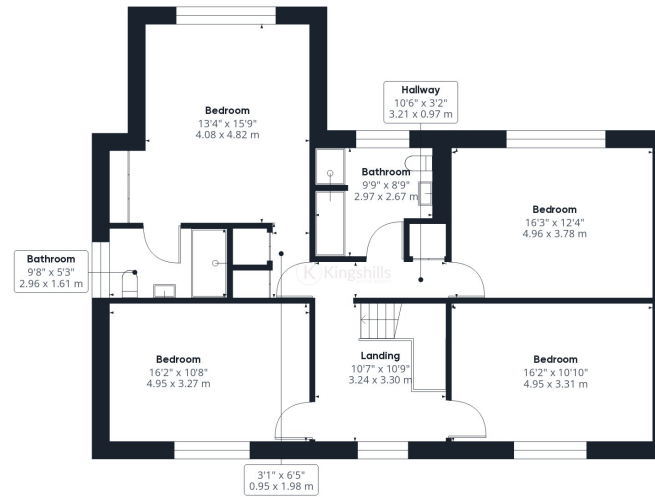








**Ground Floor Building 1**



**Floor 1 Building 1**



**Ground Floor Building 2**

**Approximate total area<sup>m</sup>**  
2565.18 ft<sup>2</sup>  
238.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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