



# OLD HALL

COUNTRY ESTATE



*Surrounded by countryside and nestled within 12 rolling acres of greenery, discover a development with a difference.*

*A Heritage moated site and now sublime, luxury development nestled between countryside and city. Utterly unique in its location and design, sweep along the lengthy driveway, before arriving at a capacious courtyard and barns beyond.*

*From the original Grade II listed building, 12 new homes have been being seamlessly woven into the landscape of this iconic Huntington site.*



CARDEN HOMES

DESIGNED LUXURY LIVING

6

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AVAILABLE NOW - £685,000  
1376 sq ft

*Welcome to number 6. Stepping into the entrance hall through the arched door with warmth underfoot from oversized cream tiles that flow through the rest of the first floor.*

*To the left, a convenient utility space and WC crafted with white Zellige tiles and LED mirror complimented by crosswater™ brushed brass hardware.*

*To the right, a study room flooded with natural light from the deep windowsill, ideal for working from home or a playroom.*

*Beyond the hallway through crittal style doors, arrive at the open-flow kitchen with plenty of space for dining and entertainment. The kitchens at Old Hall are handmade ten miles from the doorstep, with appliances individually hand picked for the units including Rangemaster, Quooker and Neff.*

*At number 6, the kitchen is dressed in Farrow & Ball™ shades of Strong White and Drop Cloth, aesthetically coordinating with beautiful antique brass hardware. Adjacent to the kitchen, is a bespoke utility provides a functional space for everyday life.*

*Tuscan style arched doors lead from the kitchen onto the private garden overlooking the farmers fields beyond. The perfect place for entertaining through indoor-outdoor living.*

*Stepping up to first floor, arrive at the landing where underfloor heating also continues.*

*Soak up stunning views to the front and rear from each of the four sumptuously styled bedroom suites.*

*The first floor is light and bright with fresh décor and timeless mouldings and trimwork which emphasizes the quality and attention to detail.*

*Plentiful parking is available, also a garage featuring an electric door and EV charging point.*



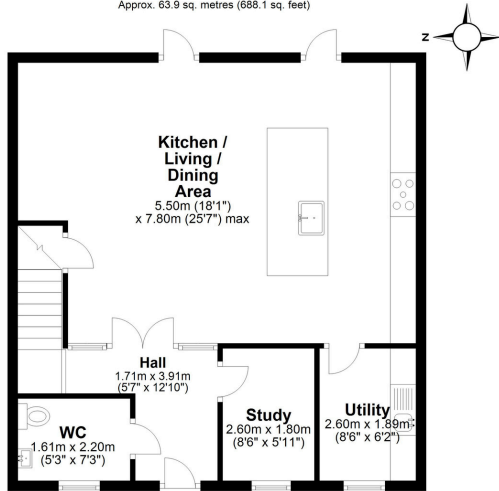
6

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## Ground Floor

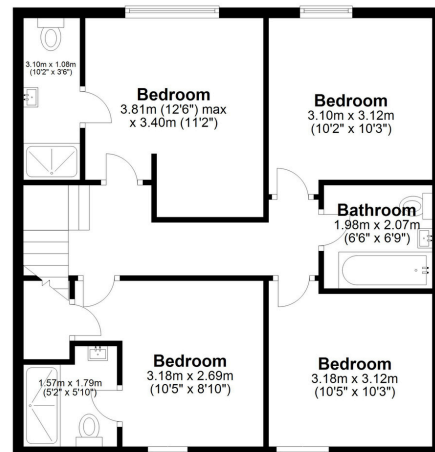
Approx. 63.9 sq. metres (688.1 sq. feet)



Total area: approx. 127.9 sq. metres (1376.2 sq. feet)

## First Floor

Approx. 63.9 sq. metres (688.1 sq. feet)



## Finer Details

- Double glazed hardwood timber windows & doors
- Single garage with electrically operated garage door
- Air source heat pump providing underfloor heating on all floors with wireless control panel stats for each zone
- Smart heating provision
- Bathroom fittings by Duravit, 'me' by Stark and crosswater
- Kitchen and utility floors to be tiled
- Bathroom walls and floors to be tiled
- LED lighting, wiring for satellite/sky tv, internet and terrestrial tv and telephone points
- Handmade kitchens with Neff appliances, Stoves range cooker plus Quooker tap
- BT fibre broadband
- Hot & Cold outside water tap
- Designated private parking
- Walled paved patio area

CURRANS  
*unique homes*

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