





Offers in excess of £775,000

2 The Grange Five Heads Road

Catherington, PO8 9NZ

- EXECUTIVE DETACHED BARN STYLE HOME
- OPEN PLAN KITCHEN/DINING AREA
- FOUR DOUBLE BEDROOMS
- SOUTHERLY ASPECT REAR GARDEN
- HOME OFFICE
- OVER 2600 SQ FT OF ACCOMMODATION
- 19FT LIVING ROOM
- 300 SQ FT MASTER SUITE
- DRIVEWAY & DOUBLE GARAGE
- THREE BATHROOMS

Welcome to this beautifully presented detached executive barn-style home, located within an exclusive development of four homes built in 2012. Situated in Catherington and in close proximity to the Catherington Lith Nature Reserve, this stunning property offers a perfect blend of luxury and country charm.



To the front, the property provides ample parking for numerous vehicles and access to an oversized double garage with electric up-and-over doors. As you enter this home, you are greeted by a striking entrance hallway. Two floor-to-ceiling windows bathe this space with natural light, highlighting the oak staircase that leads to the first floor. This impressive space includes a built-in double coat cupboard, additional storage, a downstairs cloakroom, and a grand staircase, setting the tone for the rest of the house.

To the rear, you will find a fabulous open-plan kitchen and dining space. This area features a pair of bi-folding doors that open out onto the southerly aspect rear garden. The vaulted ceiling allows light to flow into this entertaining space, which includes a beautifully fitted kitchen with a central island and ample space for a dining table. Adjacent to the kitchen is a utility room with a service door to the side aspect.

The generous 19-foot lounge boasts dual-aspect windows and a vaulted ceiling, creating a bright and airy living area. Completing the ground floor is a home office, complete with fitted furniture, perfect for remote work or study.

Upstairs, a large landing with front aspect windows provides access to all rooms. The 20-foot master suite is a luxurious retreat, featuring a pair of fitted wardrobes and a walk-through en-suite bathroom. This elegant bathroom includes a walk-in shower, freestanding bath, and his-and-hers wash basins. The remaining three bedrooms are all double-sized rooms with fitted wardrobes. Bedroom two also boasts an en-suite shower room. The family bathroom is fitted with a modern four-piece suite, including a walk-in shower and bath.

The private, south-facing rear garden has been landscaped to create a low-maintenance oasis, featuring a well-proportioned patio ideal for alfresco dining. The remainder of the garden is laid with artificial grass and includes a selection of raised planters with mature shrubs and plants.

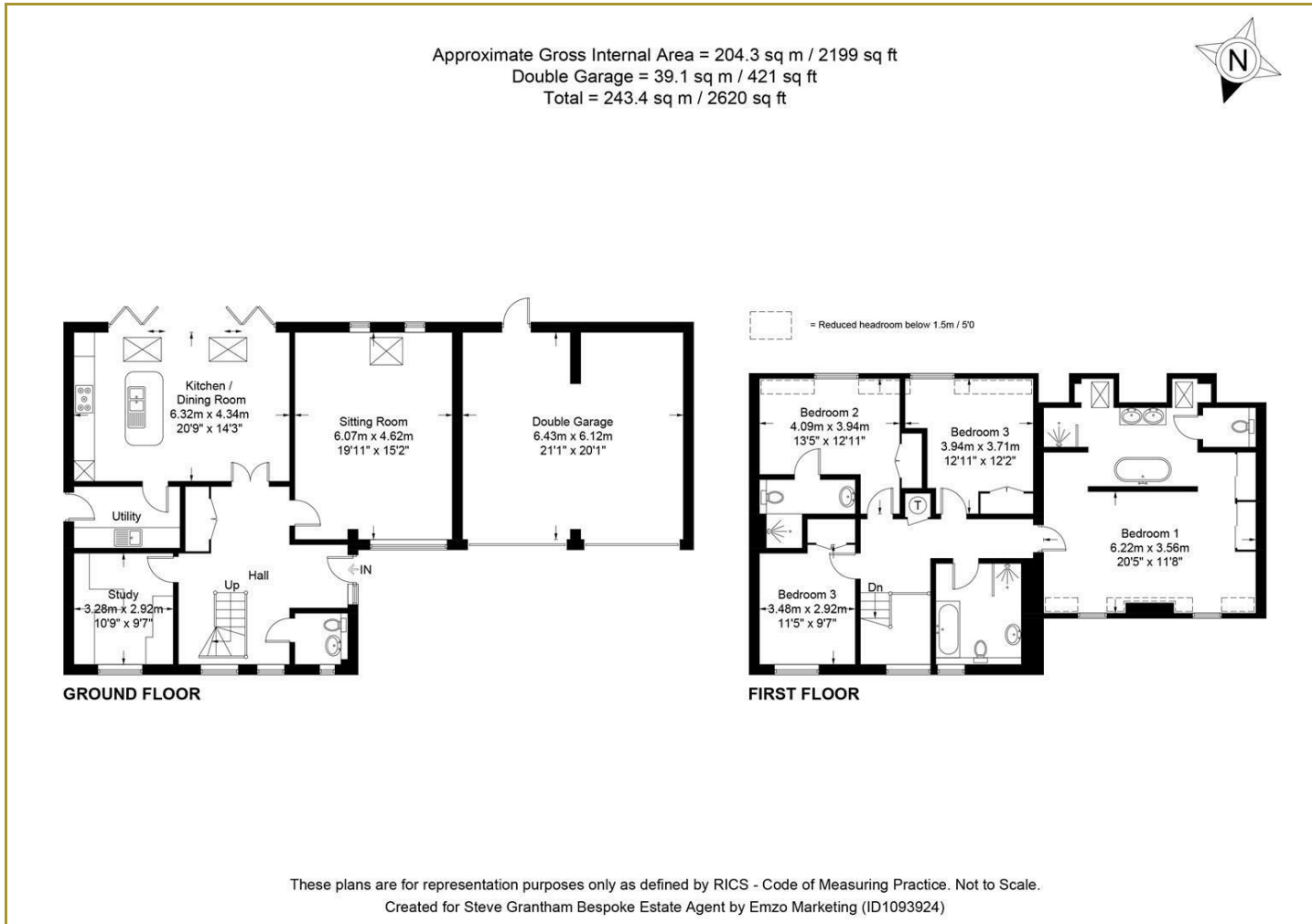
This exceptional home truly must be seen to be appreciated. Don't miss the opportunity to make this stunning property your own.



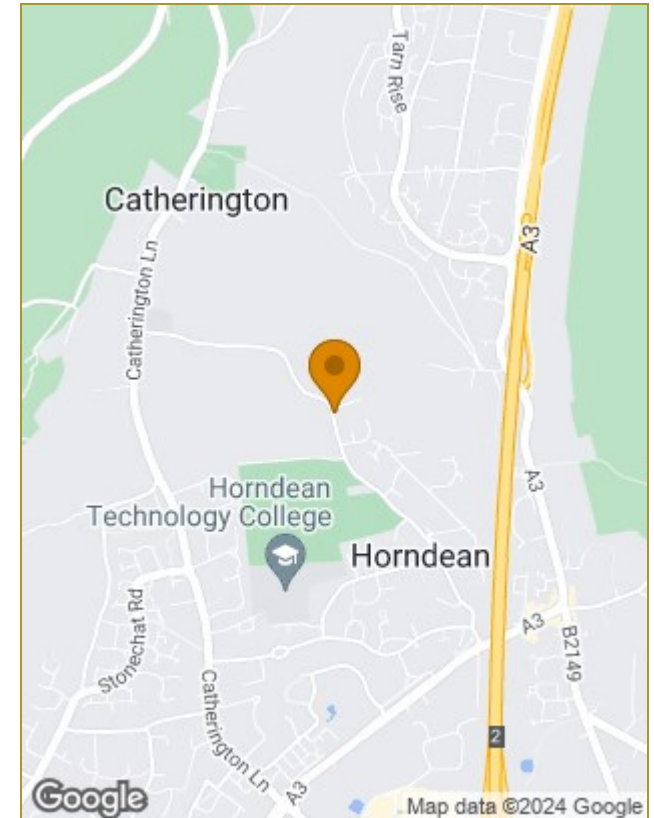




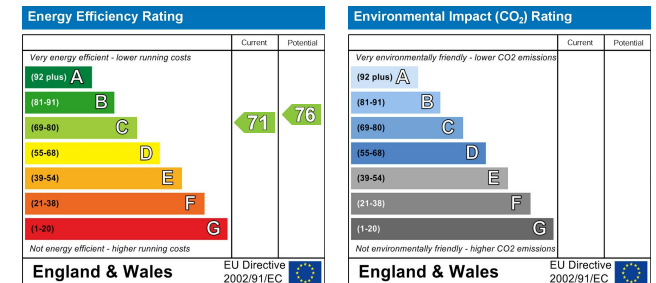
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.