





3 Chalk Hill Road

Catherington, PO8 9NY

- BRAND NEW DETACHED HOME
- OVER 3000 SQ FT OF ACCOMMODATION
- THREE BATHROOMS
- TWO FURTHER RECEPTION ROOMS
- RURAL VIEWS TO THE FRONT
- SOUGHT AFTER SEMI RURAL LOCATION
- FOUR BEDROOMS
- 35FT OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- LARGE DRIVEWAY
- 10 YEAR NEW BUILD WARRANTY

Set on the outskirts of the sought-after semi-rural village of Catherington, this truly bespoke luxury new build offers over 3,000 sq ft of beautifully crafted accommodation, designed and finished to an exceptional standard throughout. Blending refined elegance with energy-efficient living, this stunning detached home promises the perfect balance of countryside tranquillity and contemporary comfort.



From the moment you step inside, the quality of the build and the meticulous attention to detail are immediately apparent. The spacious layout offers two well proportioned, versatile reception rooms, ideal for both formal entertaining and relaxed family life. The hub of this home is undoubtedly the 35ft kitchen/dining/family room, with integrated appliances and Bi-fold doors opening to the garden and a high specification fitted kitchen including a large island. Four generously proportioned double bedrooms provide ample space for all the family. Two of the bedrooms benefit from luxurious en-suite bathrooms, with a third well-appointed family bathroom completing the upper level, all finished to a premium specification.

The property enjoys a secluded position with far-reaching views over open countryside and is just moments from the natural beauty of Catherington Lith Nature Reserve. Its EPC A rating is testament to its modern construction, enhanced by solar panels that offer both sustainability and significant energy savings.

Outside, the home sits on a large, landscaped plot with a private driveway providing ample off road parking, with an EV Charger. The rear garden has been thoughtfully designed with a generous patio area—perfect for alfresco dining and summer gatherings—while the remainder is laid to lawn, offering both beauty and functionality.

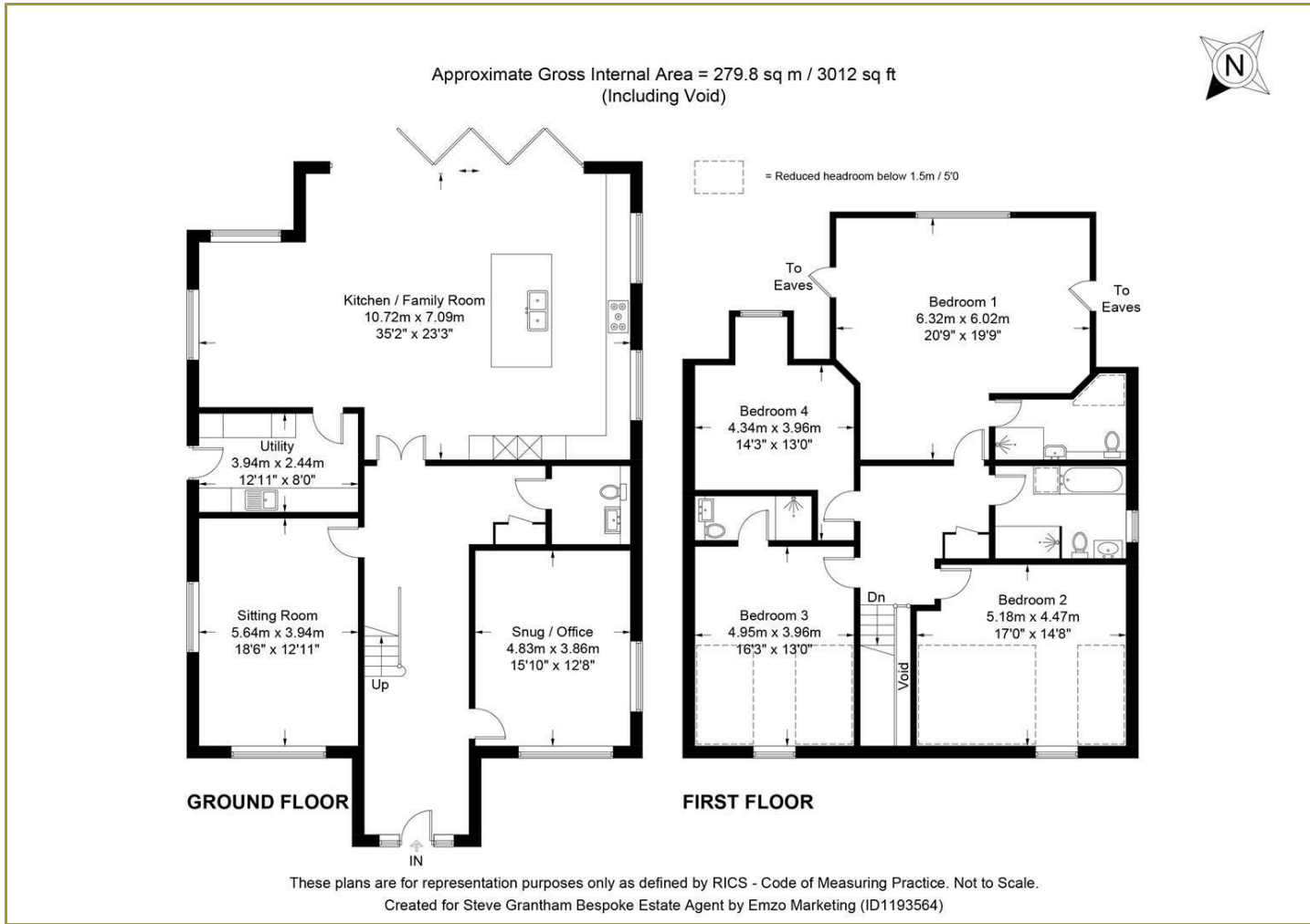
This is more than just a house; it is a lifestyle opportunity for those seeking a peaceful retreat without compromising on luxury or space. Rarely does a home of this calibre come to market in such an enviable location—early viewing is strongly advised to appreciate all that is on offer.



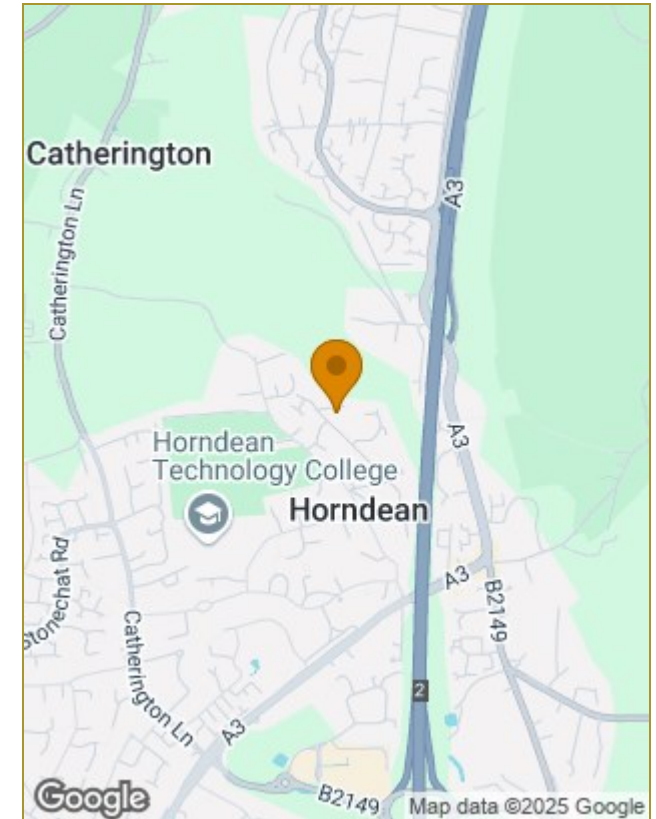




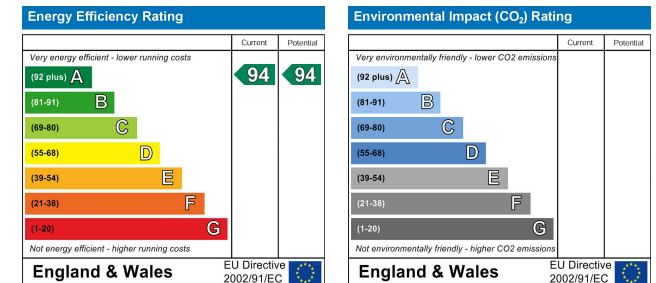
Floor Plans



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.