

## 9 Ashmoor Gardens

Houghton, Milford Haven, SA73 1PQ

Offers In The Region Of £799,950 | Freehold | EPC: B



Ashmoor Gardens is an exclusive development nestled in the tranquil village of Houghton, featuring a selection of luxury properties. Among these, 9 Ashmoor Gardens stands out as a masterpiece of design and functionality. Completed in 2021, this five-bedroom family home offers the pinnacle of modern living, complemented by a striking exterior. With its balconies and sheltered entertaining spaces, the property is surrounded by beautifully landscaped gardens and boasts a stunning lake as its focal point. Spanning two levels that seamlessly connect with the outdoor spaces, this property offers an extraordinary opportunity for those seeking a sophisticated retreat in the heart of Pembrokeshire.

Upon arrival, a large driveway leads you to the grand atrium entrance hall, setting the tone for the rest of the home. Flooded with natural light through expansive windows and bi-fold doors that open to the rear garden, this impressive space serves as a central hub. The handmade oak staircase leads to a mezzanine above, while all ground-floor rooms radiate from this central point. This level features four of the five bedrooms, three of which have en-suite shower rooms. The ground floor also includes a beautifully appointed family bathroom and a practical utility room with an additional shower room and access to the integral double garage.

Ascending the bespoke staircase, the mezzanine level offers views over the atrium and the serene lake and gardens beyond. This space connects the property's two wings: one housing the master suite and sitting room, and the other showcasing the open-plan living area. The open-plan space is the heart of the home, occupying the entire eastern wing. This expansive area features a sleek, fully integrated kitchen, dining, and living zone, all beneath a vaulted ceiling supported by beautiful oak A-frames. Enclosed balconies to the front, a large terrace to the rear, and side access to a shared balcony with the master suite create seamless indoor-outdoor living for all seasons and occasions.

The western wing of the first floor is dedicated to the luxurious master suite. With a Juliet balcony overlooking the lake and gardens, this bedroom offers a peaceful retreat, complete with a full row of fitted wardrobes and a spacious en-suite bathroom. Adjacent is the intimate sitting room, perfect for unwinding in the evenings. This room includes an enclosed balcony with views of the southern aspect, which can be opened or closed off as needed, providing a cosy yet flexible space.



## Entrance Hallway

4.69m x 3.44m (15'5" x 11'4")

Enter the property through a composite front door, stepping into a striking entrance hallway that serves as the focal point of the home. This expansive space is filled with natural light, courtesy of the floor-to-ceiling windows at the front, which are complemented by a series of velux rooflights above. The bi-fold doors at the rear provide direct access to the gardens, creating an impressive sense of openness. At the centre of the room, a handcrafted oak staircase elegantly rises to the first-floor mezzanine, setting the tone for the rest of the property. This hallway is not just a passage; it's an area generous enough to serve as an additional reception space.

## Bedroom Two

5.43m x 3.48m (17'10" x 11'5")

Located at the rear, beneath the master suite, this large en-suite bedroom offers a sense of luxury and privacy. Patio doors flanked by additional glazed panels open directly onto the garden, blending indoor and outdoor living. The far wall is fitted with built-in wardrobes, providing ample storage, while a door leads into the en-suite shower room, creating a self-contained suite ideal for guests or family members.

## En-Suite Shower Room

Natural light filters in through a side window, illuminating this stylish en-suite. It features a spacious double shower, lavatory, heated towel rail, and a hand basin set within a floating vanity unit, offering a blend of functionality and elegance.





### **Bedroom Three**

**5.42m x 3.11m (17'9" x 10'3")**

Centrally positioned on the ground floor, this well-proportioned double bedroom provides a serene space with a window to the side. Complete with a full range of built-in wardrobes, this room also benefits from its own private en-suite shower room, offering comfort and convenience.

### **En-Suite Shower Room**

Designed for ease and style, this en-suite includes a double shower, a hand basin set in a sleek vanity unit, and a lavatory, ensuring privacy and comfort for guests or family members.

### **Bedroom Four / Study**

**5.43m x 3.73m (17'10" x 12'3")**

Currently serving as a bright and functional home office, this room occupies a prime corner position overlooking the approach to the property. Featuring double doors with additional glazed panels and two full-length windows, this space is bathed in natural light. Versatile in nature, it can easily be transformed into a fourth bedroom and comes with its own en-suite shower room, making it adaptable for various needs.

### **En-Suite Shower Room**

Mirroring the design of the other en-suites, this room offers a double shower, a hand basin set within a vanity unit, and a lavatory, maintaining the high standard found throughout the property.



## Bedroom Five / Games Room

5.41m x 3.27m (17'9" x 10'9")

Positioned at the rear of the property, this spacious room is currently used as a games room but is equally suited as a fifth double bedroom or an additional entertainment space. It opens onto a covered patio area beneath the first-floor terrace, seamlessly extending the indoor living space outdoors, making it an ideal area for relaxing.

## Family Bathroom

3.31m x 2.30m (10'10" x 7'7")

Located off the entrance hallway, this elegant family bathroom offers a suite of facilities, including a double shower, a separate bath, a lavatory, and a floating vanity with a wide hand basin. The room is finished with tiled flooring and low-maintenance Shower Wall surrounds. A window to the side ensures the room is bathed in natural light.

## Utility Room

5.43m x 2.35m (17'10" x 7'9")

Opposite the family bathroom, the utility room offers a practical space equipped with ample storage, plumbing for a washing machine and dryer, and a full sink set into a large worktop. An external door provides side access, making it convenient for household chores or for returning from outdoor activities. An internal door leads to the integral garage. The utility room also includes a separate shower room, ideal for use after a day spent outdoors, whether from a winter walk or a beach outing.





### **Shower Room**

Adjoining the utility room, this additional shower room is equipped with a double shower, hand basin, and lavatory. Finished with low-maintenance wall panelling, it offers the same luxurious touches found throughout the property

### **Integral Garage**

**5.66m x 5.83m (18'7" x 19'2")**

The integral garage offers a double-width electric door for easy vehicle access. Inside, it provides excellent storage options and is illuminated by natural light from a side window. Cupboards house the property's heating system, while the spacious interior makes it suitable for multiple uses.

### **Mezzanine Landing**

**6.38m x 2.93m (20'11" x 9'8")**

Ascending the oak staircase, you reach the landing, which seamlessly connects the two wings of the property. Overlooking the entrance hall and offering a striking view through the fully glazed front wall, this space provides a unique vantage point. To the rear, three full-length glazed panels overlook the balcony, gardens, and the lake beyond. Double doors open to the open-plan living area, while a hallway on the left leads to the master suite and sitting room.



### **Cloakroom**

Conveniently positioned to serve the reception rooms, this cloakroom is equipped with a lavatory and hand basin, providing practical amenities for both owners and guests.

## Lounge

5.42m x 4.42m (17'9" x 14'6")

This impressive lounge overlooks the front of the property. The large glazed end wall opens to an enclosed balcony, perfect for enjoying the view in a private setting. Exposed oak beams add character and warmth, creating an inviting space.

## Kitchen / Open-Plan Living Space

5.48m x 11.4m (18'0" x 37'5")

Occupying the entire eastern wing of the first floor, this open-plan space is a true highlight. Windows to the front, side, and rear flood the area with natural light, while the oak beams extend the full length of the room, mirrored by wide floorboards underfoot. The high-spec kitchen is centrally positioned, offering a full range of integrated appliances and a large island, making it perfect for both everyday living and entertaining. Enclosed balconies to the front provide sheltered outdoor space, while bi-fold doors at the rear open to a large terrace with stunning views of the lake. Additional doors lead out to the central balcony.

## Bedroom One

5.40m x 3.98m (17'8" x 13'1")

The master suite offers a luxurious retreat with views of the gardens and lake. A Juliet balcony, with an additional glazed section above, overlooks the tranquil scenery. Side doors open to a shared balcony that connects to the open-plan living area. Oak beams frame the vaulted ceiling, while a full row of fitted wardrobes lines one wall, providing ample storage.







### **En-Suite Bathroom**

**3.05m x 2.09m (10'0" x 6'10")**

A spacious and luxurious en-suite featuring a bath, separate shower, floating vanity with hand basin, and a lavatory. A window to the side ensures plenty of natural light.

### **External**

The property is fronted by a block mid-height wall, offering a degree of privacy from the quiet residential street. Entry is gained via either a pedestrian entrance or a sliding electric gate that leads to the expansive driveway. Low-maintenance gardens wrap around the property, allowing easy access on either side to the rear garden. At the front, the two enclosed balconies off the sitting room and open-plan living area provide a glimpse of the property's luxurious design. The rear garden can be accessed from multiple points, including the central hall and bedrooms two and five, offering a paved path and large patio area perfect for outdoor living. Steps lead up from the lawn to a decked area bordering the private lake, surrounded by a strip of gardens, creating an idyllic backdrop.

### **Location**

Situated in the idyllic village of Houghton, Ashmoor Gardens offers a blend of community living and countryside serenity. Its central Pembrokeshire location places the larger towns of Haverfordwest, Pembroke, and Milford Haven within easy reach, with the Cleddau River just moments away. Combining an exceptional setting with unparalleled design, this property is one of the finest homes in the area.







GROSS INTERNAL AREA  
 FLOOR 1: 1892 sq. ft. 175 m<sup>2</sup>, FLOOR 2: 1538 sq. ft. 142 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 306 sq. ft. 28 m<sup>2</sup>  
 BALCONY: 60 sq. ft. 5.6 m<sup>2</sup>  
 TOTAL: 2540 sq. ft. 237 m<sup>2</sup>

ALL AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO SURVEY  
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED

FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 1892 sq. ft. 175 m<sup>2</sup>, FLOOR 2: 1538 sq. ft. 142 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 306 sq. ft. 28 m<sup>2</sup>  
 BALCONY: 60 sq. ft. 5.6 m<sup>2</sup>  
 TOTAL: 2540 sq. ft. 237 m<sup>2</sup>

ALL AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO SURVEY  
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE STATED

FLOOR 1

9 Ashmoor Gardens

Houghton, Milford Haven, SA73 1PQ

Offers In The Region Of £799,950



## Enquire



**Dan Bryce MNAEA**

01437 620 220 | [dan@bryceandco.co.uk](mailto:dan@bryceandco.co.uk)



**Visit Our Website**

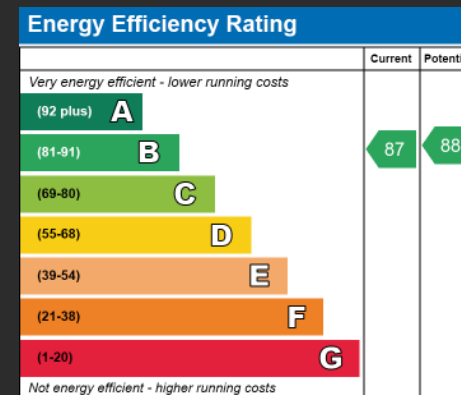
[www.bryceandco.co.uk/properties](http://www.bryceandco.co.uk/properties)



**Find Us On Instagram**

[www.instagram.com/bryce.and.co](http://www.instagram.com/bryce.and.co)

## Energy Performance Certificate



## Additional Information

All mains services are connected. Air source pump and solar panels installed. Tax band F.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BRYCE & CO ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.