



£470,000 Freehold

PLOT 11 HIGHFIELD FARM | | PALTERTON | S44 6WB

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ESTATE AGENTS

IN A LEAGUE OF ITS OWN!

Set within the exclusive Highfield Farm development, this exceptional five-bedroom detached home blends modern family living with countryside tranquillity. One of just 11 homes in this sought-after semi-rural setting, the property is offered with no onward chain, making it ideal for a smooth and immediate move.

Finished to a high specification throughout, the home offers generous proportions, flexible living spaces, and a layout designed to suit modern lifestyles—perfect for families, entertaining, or working from home. Stylish touches such as column radiators and quality flooring add to the refined feel throughout.

The ground floor features a welcoming entrance hallway, a spacious living room, and a versatile dining room that could serve as a second reception, home office, or playroom. The kitchen is beautifully appointed with granite work surfaces and a full suite of integrated appliances—including full-length fridge and freezer, microwave, washing machine—and a show-stopping AGA range cooker. A Belfast sink adds a traditional flourish, while multiple windows and a rear door flood the space with natural light and provide direct access outside. A convenient WC completes the ground floor.

Upstairs, the first floor hosts the impressive Bedroom One with a modern en-suite. Two further spacious bedrooms and a well appointed contemporary family bathroom completes this floor.

The second floor features two additional double bedrooms, ideal for older children, guests, or flexible workspace.

Externally, the property sits on a generous plot with attractive views, offers a peaceful setting, and a double garage with ample parking. Part of a characterful barn-style development, it combines rural charm with all the advantages of a modern, energy-efficient build.

Located within easy reach of local amenities and major transport links, this outstanding home delivers space, style, and serenity in equal measure.





Entrance Hall

Allowing access to;

Lounge 10'2" x 19'3"

A generously sized living room bathed in natural light, thanks to two windows to the side elevation and French doors to the rear. These open seamlessly onto the garden, creating a perfect indoor-outdoor flow. The space exudes warmth and comfort with plush carpeted flooring, while a sleek column radiator adds a touch of contemporary elegance.

Dining Room 8'8" x 13'1"

Situated just off the entrance hallway, the formal dining room offers a versatile space that can easily adapt to your needs—whether as a second reception room, home office, playroom, or something entirely your own. Generously sized, the room features sleek laminate flooring and a door leading to the rear garden, inviting natural light and offering convenient access to outdoor living. A stylish column radiator adds a refined touch, perfectly complementing the home's elegant design.

Kitchen 9'1" x 19'3"

Beautifully presented, this stunning kitchen showcases a stylish blend of wall and base units topped with complementary granite work surfaces. It comes fully equipped with a full range of high-quality integrated appliances, including a full-length fridge, full-length

freezer, microwave, washing machine, and the show-stopping AGA range cooker – the true centrepiece of the space. An inset Belfast sink with drainer adds a charming, traditional touch. Thoughtfully designed, the kitchen is bathed in natural light thanks to two windows to the side elevation, a large window to the front, and an additional window to the rear. A rear door provides convenient access to the driveway. The continuity of tiled flooring from the hallway enhances the open flow, while a sleek column radiator ties in beautifully with the home's overall aesthetic.

WC 3'0" x 5'2"

A convenient downstairs WC featuring tiled flooring that flows seamlessly from the entrance hallway. The space is fitted with a modern floating sink with mixer tap and a low-level WC, combining practicality with contemporary style.

First Floor Landing

Allowing access to;

Bedroom One 13'8" x 14'1"

Located on the first floor, this impressive bedroom stands out for its generous size and thoughtful layout. It benefits from direct access to a sleek, modern en-suite and is finished with plush carpeted flooring. A window to the front elevation fills the room with natural light, while a stylish column radiator complements the home's overall design.

EnSuite 4'9" x 10'2"

Accessed directly from the main bedroom, this stylish



three-piece en-suite offers a sleek, modern finish. It features a walk-in shower, low-level WC, and a contemporary floating washbasin. Fully tiled for both style and ease of maintenance, the space is enhanced by a rear-facing window that provides natural light and ventilation.

Bedroom Four 9'3" x 12'8"

Situated on the first floor, the bedroom features plush carpeted flooring, a stylish column radiator, and a front-facing window that fills the room with natural light.

Bedroom Five 8'10" x 13'4"

Situated on the first floor, this bedroom features plush carpeted flooring, a stylish column radiator, and a rear-facing window that fills the room with natural light.

Bathroom 6'2" x 9'4"

The well-appointed family bathroom is stylish and features a fitted bath, a vanity unit with an integrated wash basin, a low-level WC, and a chrome heated towel rail for added comfort. Fully tiled for a sleek, modern look, the space is enhanced by a rear-facing window that provides natural light and ventilation.

Second Floor Landing

Allowing access to;

Bedroom Two 12'2" x 12'8"

Located on the second floor, this spacious double bedroom features soft carpeted flooring, a stylish column radiator, and a Velux window to the front elevation that fills the room with natural light.

Bedroom Three 10'5" x 12'8"

Situated at the opposite end of the second floor, the third bedroom is also generously sized. The room features plush carpeted flooring, a stylish column radiator, and a Velux window to the front elevation, allowing ample natural light to brighten the space.

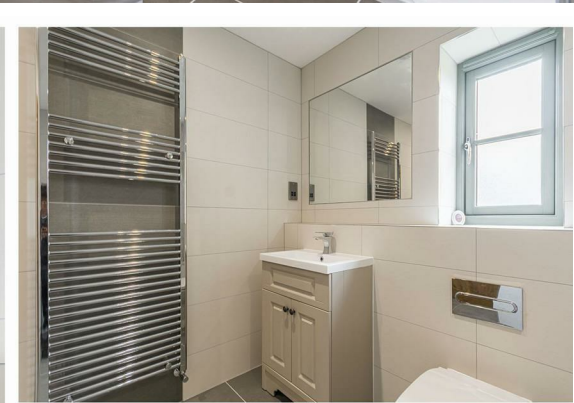
Garage 18'5" x 19'2"

The double garage, located to the front of the property, offers the perfect solution for all your storage needs. With a pitched roof, it also presents the potential for additional storage space above. The garage features two up-and-over doors, and is equipped with lighting and power points for added convenience. In front of the garage, you will find ample off-street parking.

Outside

Situated on a generous corner plot, this property boasts ample garden space, primarily laid to lawn, offering plenty of room for outdoor enjoyment and family activities. Paved patio areas form a walkway around the property and create a dedicated seating area—perfect for relaxing or entertaining during warm summer days and evenings.

The block-paved driveway not only provides ample off-street parking but also serves as an additional outdoor space if not required for vehicles. The property is enclosed by feature walls to the front, adding character and privacy, while mature borders define the remaining boundaries, enhancing the sense of seclusion and greenery.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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