

GUIDE PRICE

**£1,250,000**

**Newton Park Place**

, BR7 5BF



## PROPERTY SUMMARY

GUIDE PRICE £1,250,000 - £1,500,000

Sinclair Hammelton are delighted to present this outstanding four bedroom, two reception room, four bathroom home, complete with off-street parking and set within the highly coveted gated development of Newton Park Place.

From the moment you enter, the property exudes refined elegance and considered design. The ground floor welcomes you with a spacious hallway, where to the left lies a stylish downstairs cloakroom, and to the right, convenient internal access to the garage. Further along the hallway, a separate utility room offers practical family living, before opening into the breathtaking open-plan kitchen and dining space.

Finished with Danish-effect herringbone flooring, bespoke cabinetry, integrated appliances, and expansive bi-fold doors, this stunning area seamlessly connects to the tranquil and secluded rear garden perfect for entertaining or unwinding in privacy.

Ascending to the first floor, a beautifully appointed reception room awaits, complete with its own private balcony that overlooks the development's

4



4



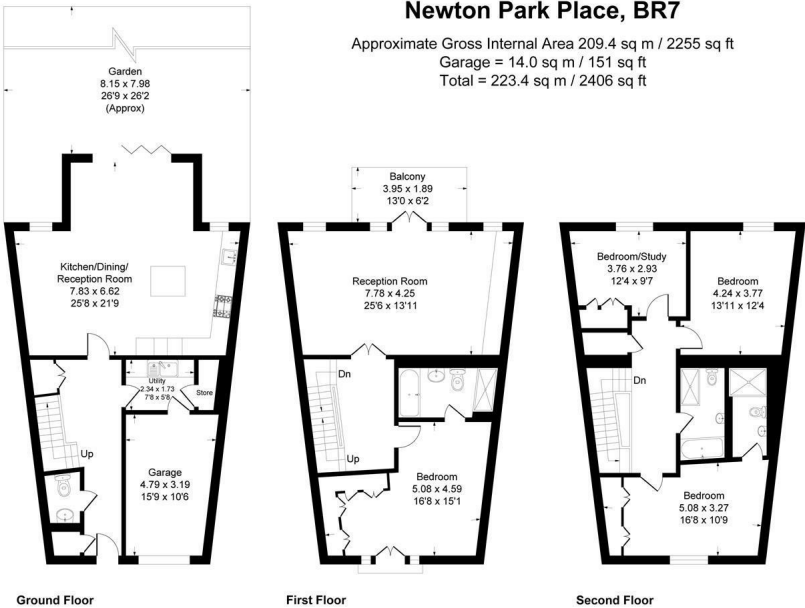
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

**EPC RATING: C      COUNCIL TAX BAND: G**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**OFFICE DETAILS**

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