



 4  
Bedrooms

 3  
Bathrooms





## Exquisite Residence for Sale

Step into a world of unparalleled luxury with this exquisite residence, meticulously re-built in 2017. Every detail of this home has been thoughtfully designed to blend seamlessly with its serene surroundings. Spanning over 3,175 sq.ft, this property epitomises timeless elegance and modern sophistication.

### Grand Design and Layout

**A Majestic Entrance:** The grand entrance welcomes you into a well-lit, spacious hallway through a bespoke lever arch door, setting the tone for the magnificence that lies within.

**Opulent Living Spaces:** The primary family areas include an open-concept kitchen, dining, and family lounge. Highlights include:

- **Gourmet Kitchen:** Featuring a granite island, integrated Bosch appliances, coffee machine, oven hob and plate warmer, with doors opening to a wrap-around balcony.
- **Dining and Lounge Areas:** Strategically placed to capture both physical and visual access to the secluded southerly garden, following the natural path of sunlight throughout the property.

**Luxurious Bedrooms:** To the right of the entrance hall are three double bedrooms, each with built-in wardrobes and access to a Villeroy & Boch rainwater guest shower bathroom.

The master bedroom is a sanctuary of luxury with:

- **Open-Plan Design:** Incorporates a home office.
- **Walk-In Fitted Dressing Room:** With full floor to ceiling fixtures and fittings.
- **Lusso Stone En-Suite:** Featuring a roll-top bath and double shower cubicle.
- **Private Decked Terrace:** Accessible via sliding doors.

**Additional Functional Spaces:** Include a fully fitted larder and a utility room with integrated washing machine, tumble dryer, dishwasher and fridge freezer.

### Expansive Lower Floor

**Inviting Inner Hallway:** With a comfortable seating area.

**Sophisticated Shower Room:** Villeroy & Boch lower-level WC, rainwater shower cubicle, and hand basin.

**Fully Equipped Gym:** With floor-to-ceiling mirrors and terrace access.

**State-of-the-Art Cinema Room and Bar:** Featuring a wine fridge, bar area with integrated fridge, dishwasher, Quooker hot tap (sparkling and still cold water), granite worktops, drop-down cinema screen, space for a large seating area, with doors leading to the rear garden.

### **Premium Additional Features**

- **Double Garage Block:** Integrated within the main house and equipped with a Tesla Power Wall.
- **Hot Tub:** Powered by a heat pump.
- **Lodge:** With air conditioning and underfloor heating.
- **Garden Shed:** For additional storage.

### **Enchanting Site and Surroundings**

Nestled on a 1.5-acre plot, this residence is surrounded by expansive landscaped gardens, water feature, secured fencing and mature trees that enhance privacy and charm.

The large floor-to-ceiling heights within the house in principal rooms amplify the sense of openness and spaciousness add to the serene atmosphere.

### **Architectural Masterpiece**

The architectural style of this fabulous home offers the perfect blend of contemporary and modern design. It seamlessly integrates authentic design, meticulous spatial organisation, and top-tier construction. This hidden treasure represents the pinnacle of elegant family living, boasting every conceivable luxury, including:

- Smart underfloor heating
- Comprehensive air conditioning
- Fully customisable multimedia and lighting
- Cutting-edge security/CCTV system

### **Sustainability and Security**

Designed with high security and sustainability in mind, this property features:

- Abundant natural daylight in principal rooms
- High levels of thermal insulation exceeding Building Regulations
- Hi-tech heating systems, thermostatically controlled and zoned

- Air Source Heat Pump
- Excellent air-tightness
- Solar PV
- Tesla Power Wall
- LED and low-energy lighting
- Nature and landscape views from inside and out
- Inclusive access
- Ample space for working from home
- Alexa Smart Home with Lightwave
- Electric blinds
- Surround sound
- Excellent communication links
- Electric gated entrance
- Highly secured courtyard parking
- Extensive external lighting
- EV charger points in the garage

This residence is a genuine masterpiece in both design and construction, offering an experience that must be witnessed to be truly appreciated. Contact us today to arrange a viewing and discover your new home.

Freehold

Building control and Planning permisissions available for viewing

EICR certificate

Electric supplier Octopus Energy

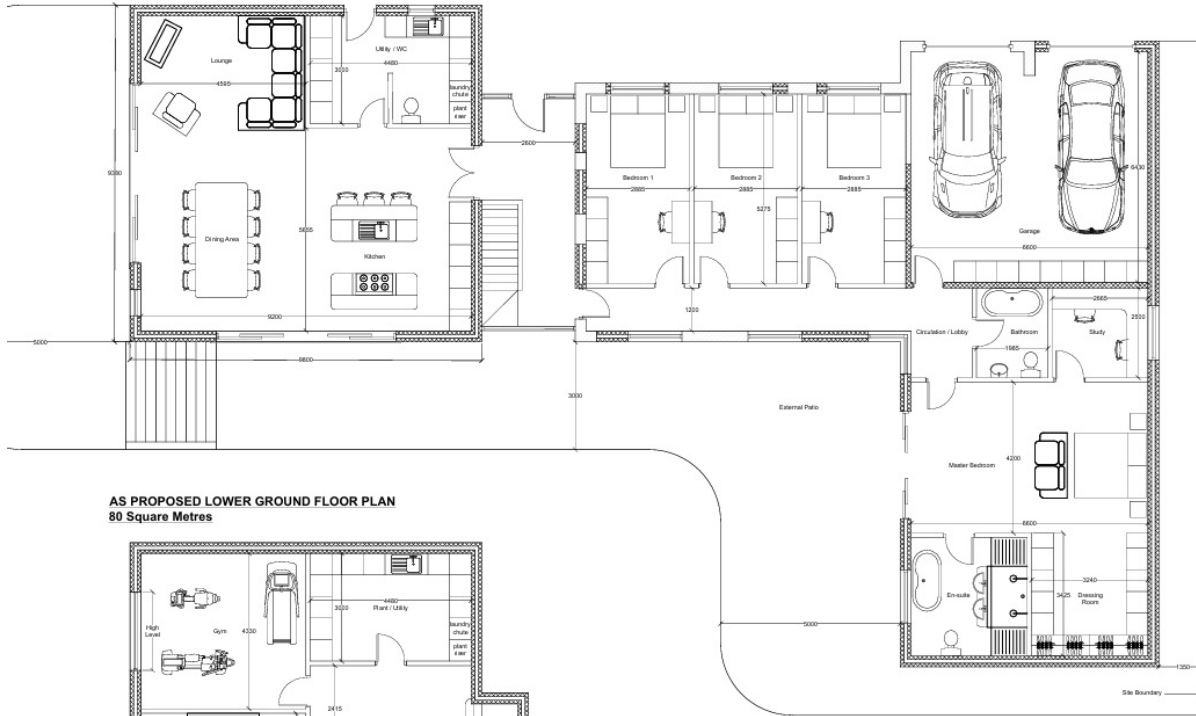
Wifi - Fibre and Sky is the supplier

Fuse boxes in garage, basement, hot tub lodge, garden shed

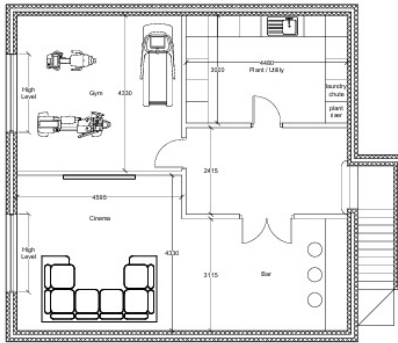
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AS PROPOSED GROUND FLOOR PLAN  
265 Square Metres



AS PROPOSED LOWER GROUND FLOOR PLAN  
80 Square Metres



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

Address: Elm Drive, Stretford, M32

