

# HARWOOD

## THE ESTATE AGENT

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### 1 Moorhead, Preston upon the Weald Moors TF6 6DL



## £425,000 region

Situated on the edge of the charming village of Preston upon the Wealdmoors, this delightful home offers the perfect balance of peaceful rural living and convenient access to major transport links, just a five-minute drive away. Within walking distance, you'll find a highly regarded village primary school and a popular pub/restaurant, adding to the appeal of this well-connected countryside location. The property opens with a welcoming porch and hallway, leading into a spacious living room complete with a wood-burning stove — ideal for cosy evenings. At the heart of the home is a stylish open-plan kitchen/dining room with adjoining utility, offering both practicality and elegance. To the rear, a stunning orangery with twin roof lanterns and bi-fold doors provides a seamless connection to the outdoors, perfectly framing uninterrupted views over open fields.

A versatile study/home office and a guest WC complete the ground floor. Upstairs, the principal bedroom is enhanced by a dressing area and private en-suite, while the additional bedrooms provide generous and comfortable accommodation for family and visitors. A contemporary family bathroom serves the upper level, and every room benefits from natural light and far-reaching countryside views. Outside, the property features a gated driveway, double garage, and a low-maintenance rear garden — the perfect spot to relax, take in the open aspect, and enjoy spectacular sunsets. The property is being offered with no upward chain and is ideal for a quick move!











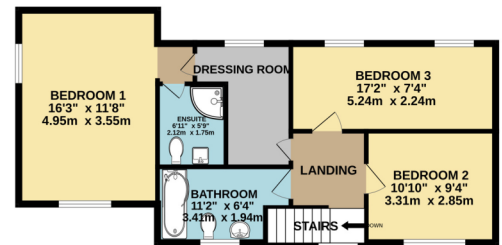
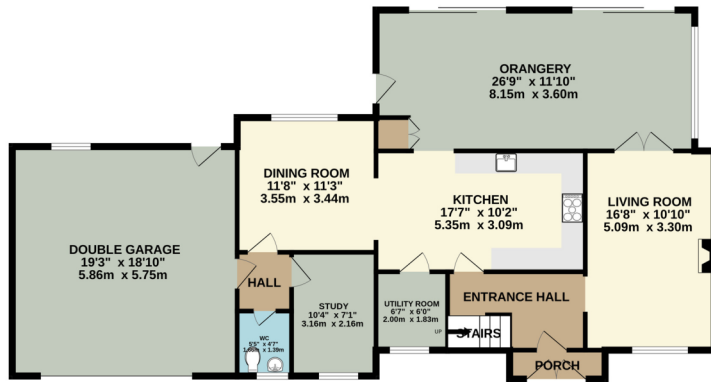






GROUND FLOOR  
1421 sq.ft. (132.0 sq.m.) approx.

1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 2084 sq.ft. (193.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Tenure** Freehold **Council tax** Band B

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 17th September 2025