



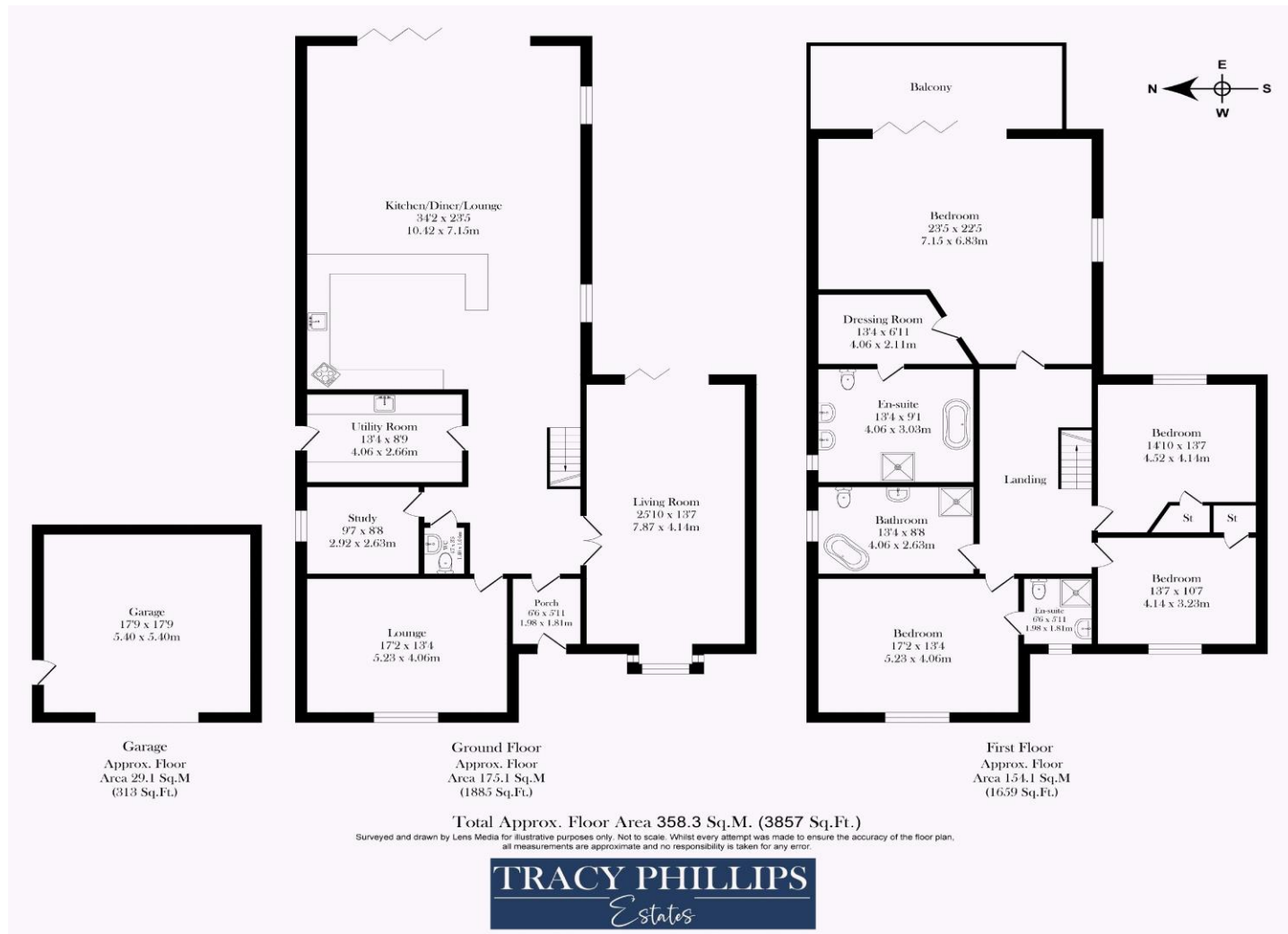
TRACY PHILLIPS

Estates



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



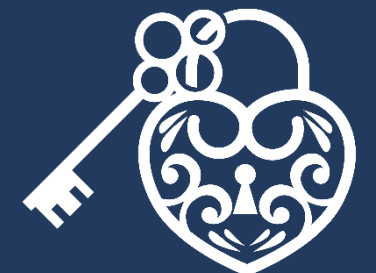
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Asking Price £800,000

Gathurst Lane, Shevington



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We are delighted to present this bespoke self-built home, situated on a meticulously chosen plot a decade ago, with construction completed seven years ago and boasting 3971sq ft of accommodation. Indulge in the epitome of luxury living with this remarkable property, where bespoke craftsmanship meets modern comfort. With its unparalleled amenities, idyllic surroundings, and potential for future expansion into the loft space. Experience warmth and comfort throughout the downstairs accommodation with underfloor heating, ensuring a cosy ambiance year-round. A spacious and luminous grand entrance hallway welcomes you with wood flooring, setting the tone for the exquisite design found throughout the home. The heart of the home unfolds into a stunning kitchen and lounge area, offering an exceptional space for entertaining guests. Bi-fold doors seamlessly merge indoor and outdoor living, inviting you to enjoy the lush garden surroundings. The bespoke kitchen, fully equipped with modern amenities and complemented by a semi-circular breakfast bar is perfect for casual dining or socializing. Through bespoke Oak French doors lies the inviting lounge, bathed in natural light and enhanced by the warmth of a cosy log burner, creating a welcoming atmosphere for relaxation and gatherings and has dual aspects. A large utility room, complete with fitted units and sink, offers versatility as a second kitchen. The spacious dining room, flooded with natural light, provides an elegant setting for formal meals, while an additional reception room, currently used as a study, offers a quiet retreat for work or leisure. Completing the ground floor amenities is a cloakroom, featuring a WC and sink Ascend the individually designed Oak staircase to the first-floor accommodation, where luxury and comfort await. Retreat to the rear of the property to find the stunning master bedroom suite, bathed in natural light and offering picturesque views from the balcony, an ideal spot for enjoying sunsets. The suite includes a dressing room with fitted units and a spacious ensuite bathroom featuring a bath, shower, WC, and double sink. The second largest bedroom, located at the front of the property, boasts its ensuite bathroom with a shower, sink, and WC, offering privacy and convenience. Two additional generously sized bedrooms, both with built-in storage cupboards, provide ample space for family or guests. Completing the first floor is the main bathroom, featuring a bath, shower, sink, and WC, ensuring every need is met with sophistication and style.

To the front of the property is a sweeping driveway for parking several cars together with a lawned garden. The driveway leads to a large double garage with power and lighting, to the rear of this building there is the convenience of a gardener's bathroom complete with w.c. and sink. The rear expansive garden offers a serene retreat for relaxation and entertaining. With a patio area, wood gazebo, pond, raised beds and lawn with mature trees and shrubs. Beyond lies an open woodland, accessible to you and your neighbours, a tranquil expanse that presents boundless possibilities. The garden is a haven for wildlife and occasionally is graced by wandering deer.

Viewings of this stunning home are highly recommended and now invited.









