

GRAHAM
JOHN
MAKE LIFE SPECIAL

A splendid home

with so much to offer



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Thoughtfully designed

This house feels so on point

This a home that is so easy to like and puts both sea and countryside within easy reach, depending on where the mood takes you.

We love homes that surprise us, ones that provide that little something that makes you pause and smile, that make you say to yourself, 'I like that!'

For us, this is one of those homes. It is somewhere that looks great as you arrive, that double fronted style harks to past times and has a reassuring feel to it, here you know that modern design will provide creature comforts many older homes struggle to provide.

There are so many things we can talk about but rather than begin to list them let's touch on a couple. We'll be interested to see how you react to the space the conservatory provides, it is a room that is truly a room, double doors from the breakfast area of the kitchen and from the living room mean that the home has a flow and connection that is perfect for daily family life and wonderful for entertaining friends and family. That kitchen is designed to suit, plenty of work surface space and a central island that is useful in so many ways, from preparing dinner to plating up and serving.

The dining room, currently a very nice office, is right beside the kitchen, exactly where it should be, the bay window and breadth of the room make it a space that will accommodate a great table.

Upstairs there are two en suite bedrooms, great for visiting guests or for a stay-at-home teenager. All the bedrooms are good sizes, no one need feel they compromised and, with a double garage and plenty of parking beside it, family and friends' cars have a place to sit.



Make sure you do



A space to enjoy time in

The Details

- Living room*
- Dining room/office*
- Conservatory*
- Utility room*
- Cloakroom*
- 4 bedrooms*
- Bathroom*
- 2 en suites*
- Double garage*
- Gas central heating*
- Double glazing*

The neatly landscaped garden is also designed for entertaining, a great patio space plus a raised area that has been laid with synthetic grass that makes garden maintenance the simplest thing ever; focus on enjoying the space, of being somewhere that doesn't feel overlooked.

With a golf course, football club, Broad Oak Park as well as shops nearby and school, this is an area that caters for everyone's needs.

We look forward to hearing your thoughts.



Lots of space



This home is available for viewing by appointment through Graham John Estate Agents.

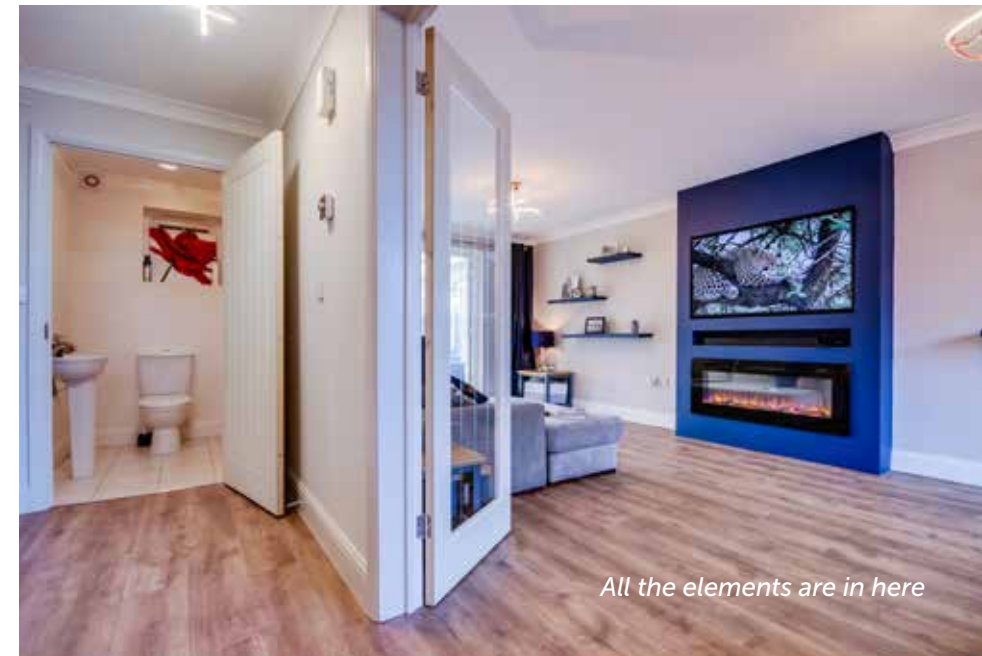
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We love this room



All the elements are in here



We really like the way this home has a natural flow through, everything connected and easy to enjoy.

This is a home that blends traditional elements, bay windows, a separate dining room with the creature comforts of modern living, a cloakroom, en suite and to complete the picture, a lovely conservatory that is a properly usable room in its own right.

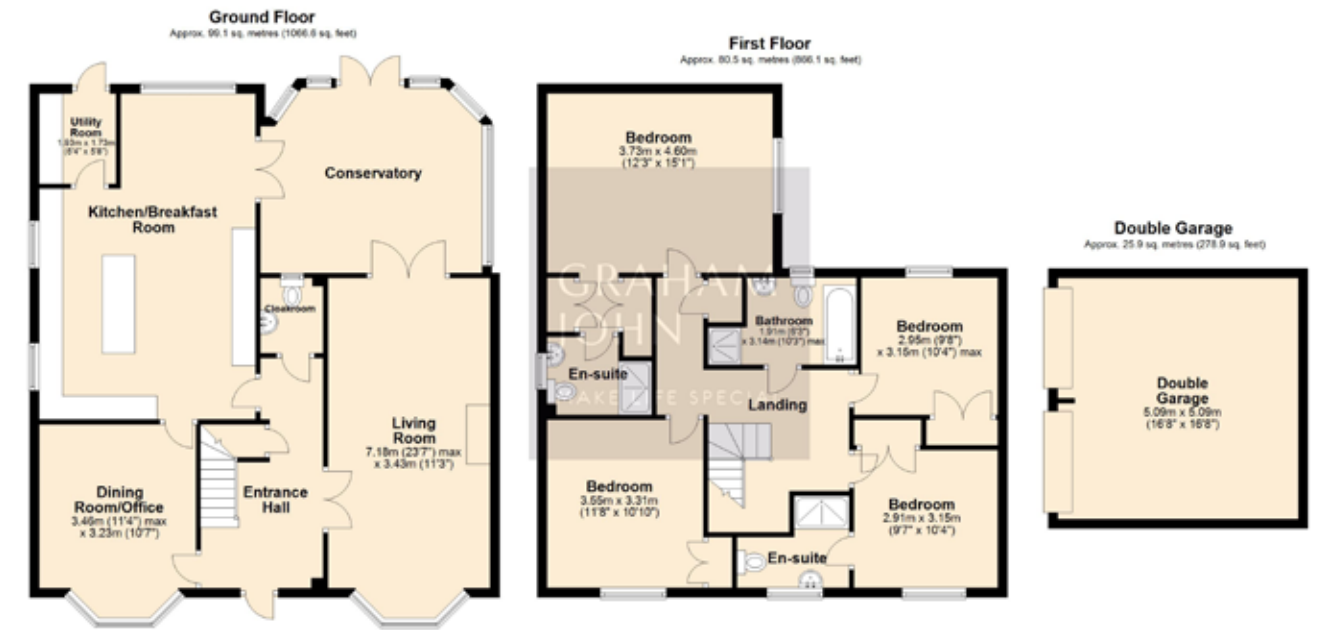




Dining room or office, you choose



A main bedroom with character



Total area: approx. 205.5 sq. metres (2211.5 sq. feet)

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. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Designed to be enjoyed



From the moment you step through the door, this home welcomes you with a simple flow through the house that makes it a joy to be within.

Good design brings balance and this is somewhere that seems to be a great example of that. The rooms seem naturally in proportion, placed where they should be, giving freedom to live how you want

to and making everything easy to enjoy. There's a traditional charm to the exterior, a modern practicality to the interior and a neatly landscaped garden adds to the delight.

Artificial grass means this is a garden that is so easy to maintain and the focus can be on enjoying time within it.