



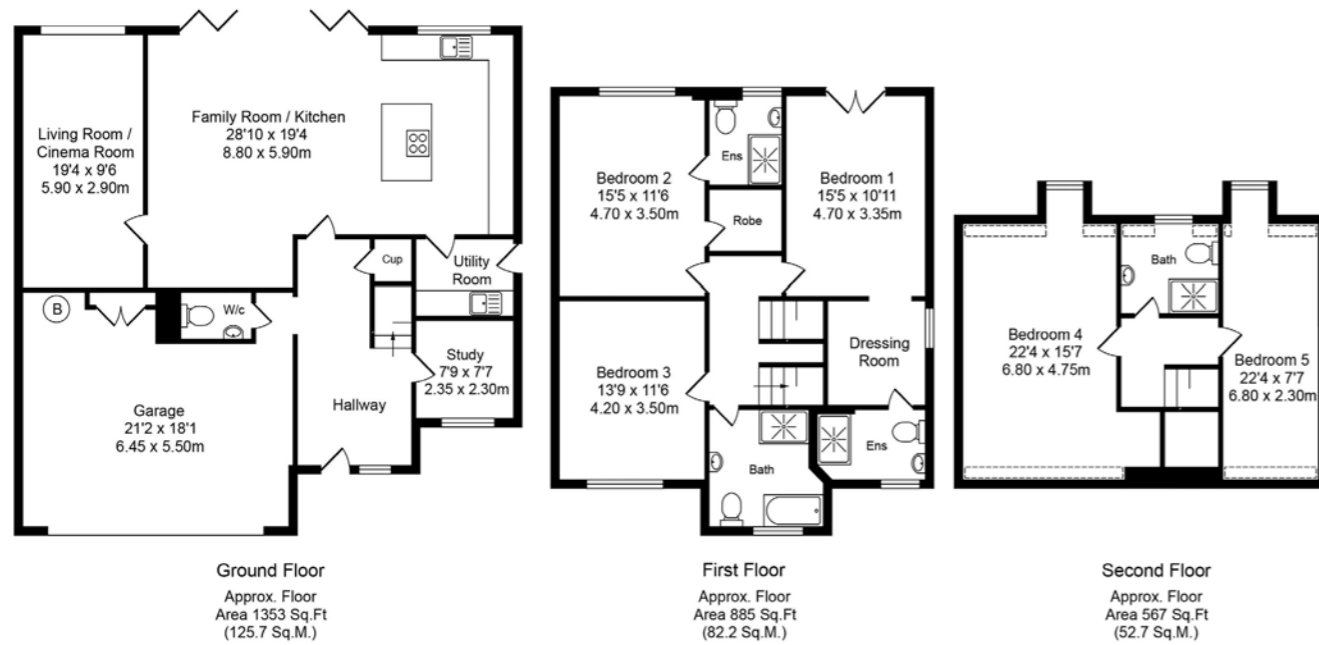
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 2805 Sq.ft. (260.6 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: TBC

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

This fabulous three-storey detached property is a testament to luxurious living and modern design. Offering over 2,600 square feet of stylish accommodation, this home features five double bedrooms, two with en suite facilities, and an array of high-end amenities that make it a perfect sanctuary for families. Notably, the ground floor and terrace are designed for disability access, ensuring comfort and inclusivity for all. Available with no upward chain, this exquisite property is ready to become your dream home.

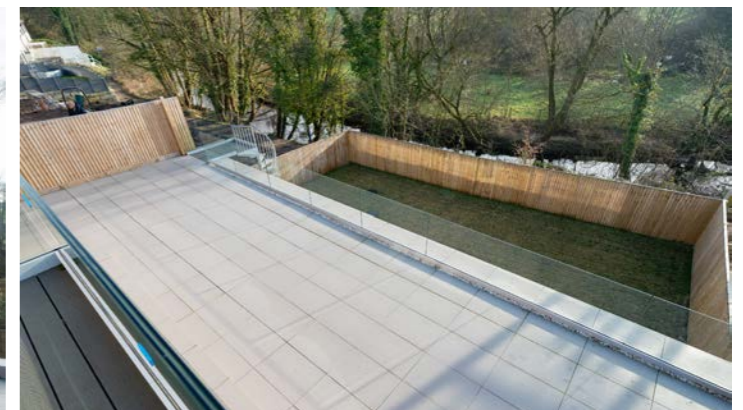
The main entrance beckons you into a spacious and welcoming hallway, where porcelain tiled flooring flows seamlessly through most of the ground floor, enhanced by underfloor heating for added comfort. The ground floor is both functional and elegant, starting with a study and a cloakroom equipped with a floating wash hand basin and WC. Practicality is evident in the understairs storage, complete with power points for charging appliances.

At the rear, the heart of the home is the elegant family room, featuring mood lighting and ample space for dining and relaxation. Bi-folding doors open to the terrace, creating a harmonious blend of indoor and outdoor living. The kitchen, crafted by renowned designer Matthew Marsden, exemplifies attention to detail and craftsmanship. It boasts a suite of high-end appliances, including an AEG wine cooler, Bosch refrigerator and freezer, and Neff appliances such as a venting induction hob, fan oven, multi oven, and dishwasher. Complementing these are quartz work surfaces, a curved breakfast bar, and a Fireclay twin Belfast sink with a Quooker tap. A separate utility room provides additional space, power, and plumbing for appliances, while a discreet living room offers a cosy retreat or potential cinema room.

Ascending the oak and glass staircase to the first floor, you'll find the master bedroom, which is a true highlight. It boasts a full balcony, providing a private outdoor space, along with a dressing room for ample storage. The en-suite bathroom is a luxurious sanctuary, featuring fully tiled elevations and flooring, a rainfall mixer shower within a walk-in cubicle, a WC, a wash hand basin, and a ladder heated towel rail, ensuring a spa-like experience at home. The second bedroom also enjoys en-suite facilities and includes a walk-in wardrobe, adding convenience and style. Bedroom three is positioned at the front of the property, offering unique views and layout. The main bathroom on this floor exudes opulence, equipped with a slipper bath, a wash hand basin on a floating vanity, a rainfall mixer shower in a walk-in cubicle, a WC, and a ladder heated towel rail, all set against fully tiled elevations and flooring, creating a serene and elegant atmosphere.

Ascending to the second floor, you find two further double bedrooms, each with picturesque views. This level offers flexibility, as it can alternatively be transformed into a first-class suite, complete with its own bathroom. The bathroom here includes a wash hand basin on a floating vanity, a WC, and a rainfall mixer shower in a cubicle, maintaining the high standards of luxury seen throughout the home. In addition to its exquisite interior features, the property is equipped with modern energy solutions, including an air source heat pump and solar panels, promoting sustainability and cost efficiency. It comes with a ten-year warranty from Build Zone, ensuring peace of mind for the future homeowner. Security is a priority, with an app-controlled burglar alarm system complemented by cameras for comprehensive protection. decision-making.

Externally a block-paved driveway impresses with its capacity to accommodate several vehicles, guiding you past the manicured lawn and raised beds to the double garage with its remote-controlled Hormann door. At the rear is a striking terrace, adorned with non-slip porcelain tiles and offering stunning views over the River Yarrow and the countryside beyond. This space is perfect for relaxation and entertainment, with a spiral staircase leading down to the expansive lawn, where children can play freely. A robotic mower, included in the purchase, ensures that lawn maintenance is a breeze.





KEY FEATURES

- Stunning Three Storey Detached New Build
- Five Spacious Bedrooms (Two with Ensuite Facilities)
- Circa 2805 Square Feet
- No Chain
- Environmentally Friendly (Air Source Heat Pump and Solar Panels)
- High End Bespoke Kitchen
- Easy to Maintain Rear Garden with Countryside Views
- Ample Driveway Parking
- Attached Double Garage
- Sought After Location
- Close to Local Amenities
- Excellent Transport Links







