



Church Lane | Great Holland | CO13 0JS

FINE & COUNTRY



# OVERVIEW

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GUIDE PRICE £650,000 TO £700,000

Welcome to this beautiful family residence situated on the charming Church Lane in the picturesque village of Great Holland. This stunning property offers an impressive blend of warmth, elegance, and contemporary living across its thoughtfully designed layout.

Offering four bedrooms and three reception rooms, this property provides an exceptional blend of space and versatility, perfect for a growing family or those who enjoy hosting guests.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













# STEP INSIDE

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Upon entering, you are greeted by a spacious and welcoming reception room, perfect for greeting guests or enjoying quiet family moments.

The flow of the house leads you seamlessly into the expansive sitting room. This space is generously proportioned, providing an ideal setting for cosy evenings or entertaining guests. Adjacent to the sitting room, the dining room offers an ideal space for formal meals and gatherings.

From here, access to the delightful kitchen is convenient and thoughtful, with modern fixtures and ample storage that will inspire your culinary creations.

A practical utility room is strategically located next to the kitchen, offering additional space for laundry and storage needs, ensuring the main living areas remain clutter-free. Additionally, a conveniently placed cloakroom adds to the functionality of the ground floor.

Ascending to the first floor, the property continues to impress with its well-appointed bedrooms. The master suite offers a luxurious retreat, complete with an en-suite bathroom for ultimate privacy and comfort. Two more spacious bedrooms provide ample accommodation, each with access to a modern bathroom.

A sun terrace extends from this level, offering a tranquil outdoor space for relaxation and enjoying the serene surroundings of Great Holland. This outdoor area promises peaceful moments, whether it's morning coffee or evening sunsets.

The property's design emphasizes both functionality and elegance. Large windows throughout ensure the interiors are bathed in natural light, enhancing the spacious feel and connecting the indoor and outdoor environments beautifully.







# STEP OUTSIDE

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The front of the property features a spacious driveway, providing ample parking space for multiple vehicles.

To the rear the gardens are beautifully landscaped, providing a serene and picturesque setting, offering ample space for family activities, gardening, and relaxation.

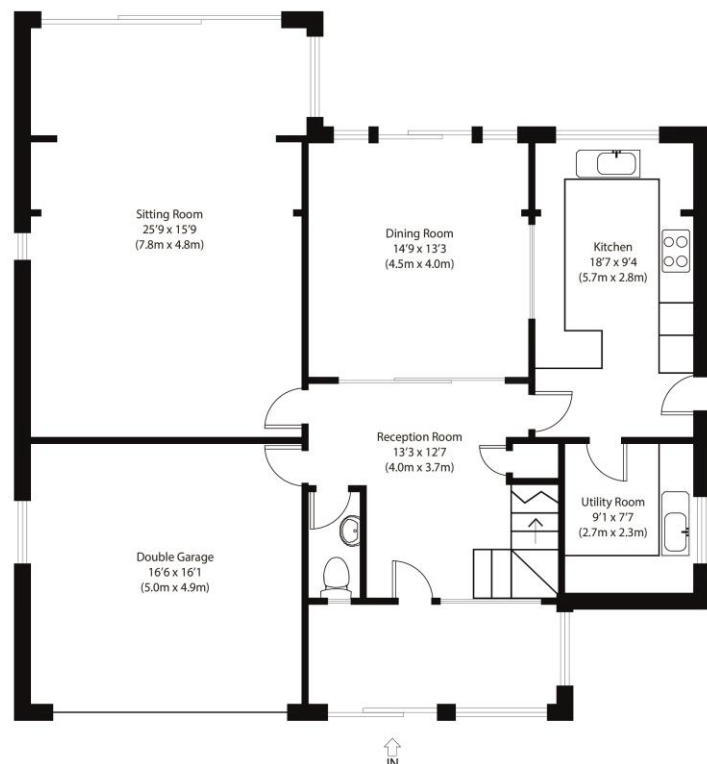
The sunlit terrace is perfect for alfresco dining, while the lush lawns and vibrant flowers create a peaceful oasis with stunning countryside views.

## THE LOCATION

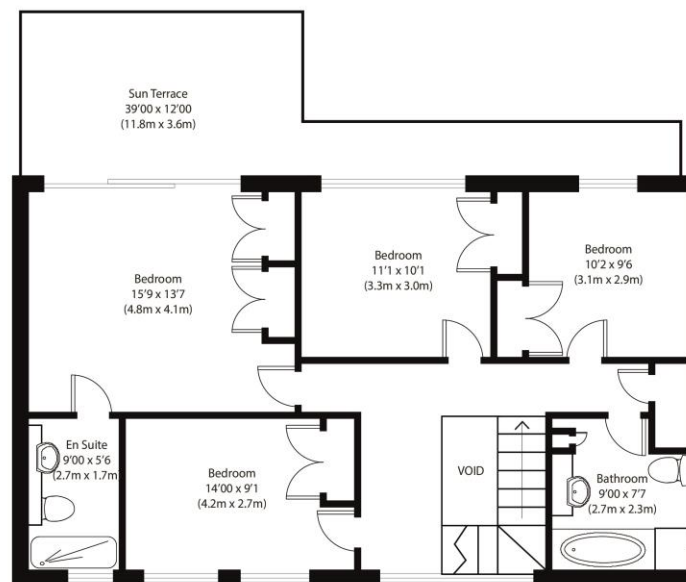
Great Holland provides a sense of close-knit community while allowing easy access to surrounding towns and attractions. Local amenities, schools, and recreational facilities are all within reach, making this residence a strategic choice for both convenience and lifestyle enrichment.

RICHARD SEELEY  
SALES MANAGER

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Ground Floor



First Floor

Approximate Gross Internal Area  
2370 sq ft (220 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



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