



**BRAMLEY MEADOWS, GEDNEY, PE12 0BN**  
**£565,000 FREEHOLD**

A beautiful bespoke build, set in wonderful, landscaped wrap around gardens enjoying views over adjoining paddocks, a stunning private residence with generous and versatile accommodation over a single storey, well appointed throughout with a modern yet classic flare.

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Through the pillared entrance and onto the generous block paved driveway an attractive façade spans out in front you, cross over the threshold through a gable end porch with contemporary composite entrance door opening through to:

#### ENTRANCE HALL

23'11 opening to 45'8 x 5'10 a fantastic reception hall greets you finished with modern wood effect herringbone flooring and attractive wall panelling and then stretching down to the sleeping quarters, oak doors throughout and dual UPVC window to the front aspect, recessed coat and shoe cupboard, recessed airing cupboard and further storage cupboard, twin radiators and ceiling spotlights, glazed double oak doors open through to:

#### KITCHEN DAY ROOM

23'10 x 11'9 a beautifully appointed living space for the family to gather, with UPVC window to the rear aspect, comprising a range of recently fitted German Rokpunkt contemporary base and eye level storage units incorporating straight edge work surface with sink inset and mixer tap over, with a range of integrated Neff appliances including double oven, microwave, five ring gas hob with extractor fan over, integrated dishwasher and full size fridge, peninsula breakfast with seating for three, ample space for dining table, water softener, modern panelling, radiator and tiled flooring.

#### BOOT ROOM/UTILITY

8'5 x 7'9 with UPVC window to the rear aspect and part glazed UPVC door onto the rear gardens, refitted Rokpunkt base and eye level storage units incorporating straight edge work surface with sink inset, wall mounted boiler, integrated freezer, plumbing and space for washing machine, space for tumble dryer, radiator and tiled flooring.

#### CLOAKROOM

Comprising a refitted two-piece suite, low level WC and wash hand basin, radiator, tiled flooring, extractor fan and sensor lighting.

#### FAMILY/GARDEN ROOM

23'3 x 14'1 a stunning room, full of light with part

vaulted ceiling and four electric remote opening Velux roof windows, with integral roller blinds, wonderful large picture windows to the rear and side taking in the views of the gardens and fields beyond, and bi-fold doors to the side, underfloor heating, engineered oak flooring, ceiling spotlights and Norwegian Jotul wood burning stove, internal bi-fold doors open through to:

#### SITTING ROOM

21'1 x 12'10 a handsome and comfortable sitting room with UPVC bay window to the front aspect, a generous brick inglenook fireplace with timber mantle over, inset lighting and cast gas fire inset, dual radiators.

#### SHOWER ROOM

With frosted UPVC window to the side aspect, comprising a recently fitted quality modern three-piece suite, low level WC, wash hand basin set in vanity unit and oversize shower with glass screen and rain shower over, further bathroom furniture, vertical radiator, Hib illuminated & heated mirror, attractive splashbacks and mirror with lighting and tiled effect flooring

#### HOME OFFICE/BEDROOM

11'9 x 7'7 a versatile room with UPVC window to the front aspect, bespoke office furniture with deck and additional storage cupboards, extensive power points, radiator and finished with modern wood effect flooring.

#### BEDROOM

9'7 x 11'8 a good double bedroom with UPVC window to the rear aspect, radiator and TV point.

#### BEDROOM

11'9 x 11'8 another fine double bedroom with UPVC window to the rear aspect, radiator, bespoke fitted triple wardrobe with sliding doors and hanging rails, contemporary wall panelling and floating bedside units.

#### PRINCIPAL BEDROOM

11'9 x 11'8 (excluding wardrobes) an attractive main bedroom with UPVC window to the front

aspect, radiator, bespoke fitted triple wardrobe with sliding doors and hanging rails, pendant ceiling mounted bed side lighting and floating bedside units.

#### EN SUITE

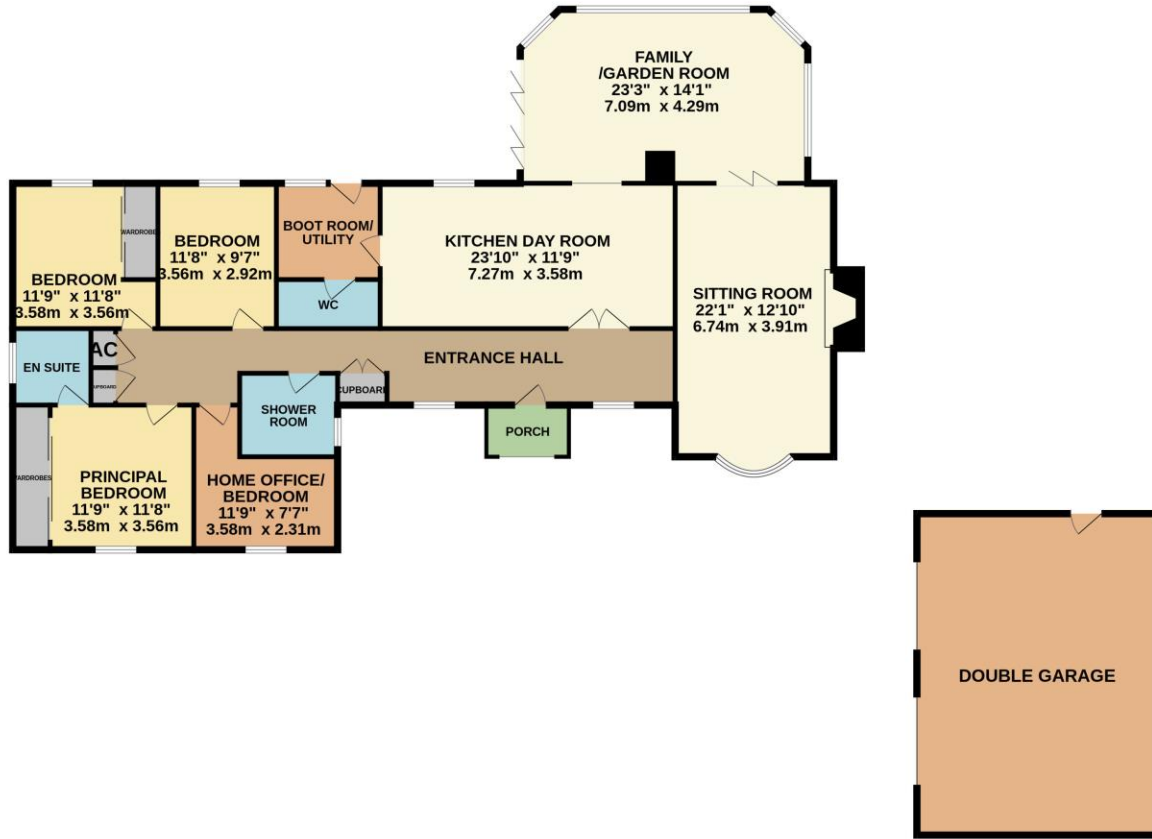
With frosted UPVC window to the side aspect, comprising a recently fitted quality modern three-piece suite, low level WC, wash hand basin set in vanity unit and corner shower with digital rain shower over, modern tiling, heated towel rail, Hib illuminated & heated mirror, ceiling speakers and spotlights.

#### OUTSIDE

A one-off self-build set toward the end of an exclusive development, with its own pillared entrance the frontage is mainly enclosed and block paved offered ample parking for 8 plus vehicles and caravan standing, leading to an oversize detached DOUBLE GARAGE 19'6 x 26'2 with twin electric roller doors, power and light connected and partially boarded roof space. A cast metal hand gate leads to the wrap around rear gardens, beautifully landscaped and enjoying views over the adjoining paddocks, well-tended lawns with attractive timber focal point and extensive patio seating with inlaid lighting, slate beds and brick bench, outside tap and power points. To one side there is a sectioned cultivated area with veg plot and handstanding for a greenhouse, to the rear of the garage is a working area with wood store and space for a timber shed.



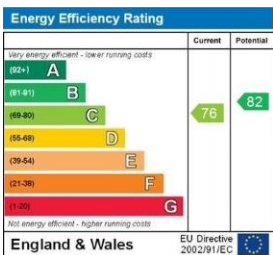
GROUND FLOOR  
2373 sq.ft. (220.4 sq.m.) approx.



TOTAL FLOOR AREA : 2373 sq.ft. (220.4 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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