

Meadows Edge Red Lane Rosudgeon, TR20 9PU







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Welcome to this stunning high-specification new build property, crafted by a highly regarded local builder known for their dedication to high-quality, individual projects. This beautifully finished home is nestled in an exceptionally private and secluded level plot, situated in a much sought-after location. It's perfectly suited for active retired couples who love to host and entertain, or a professional family looking for an exquisite retreat.

The showpiece of this property is the light-flooded kitchen and open-plan dining area, which seamlessly opens onto the garden and deck. This space features a high-quality German kitchen with integrated appliances, stone worktops, and feature LED lighting, creating a perfect blend of style and functionality. Additionally, there is a large, light, and airy separate lounge that also opens out onto the decked seating area, ideal for summer entertaining.

Accommodation is thoughtfully designed with two fabulous bedroom suites, one on the ground floor and one on the first floor, providing flexible living options. The ground floor also offers two further double bedrooms, making a total of four doubles, alongside a luxury bathroom and a practical utility room.

The plot is gated and secure, with block-paved parking and a large garage featuring a remote door. The level and private garden includes a composite decked area and an expanse of lawn, perfect for outdoor enjoyment and relaxation.

Located close to the coast and countryside, with amenities in the nearby major towns of Penzance and Helston, this property offers the perfect balance of tranquility and convenience. Don't miss the opportunity to make this exceptional home yours!



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Guide Price - £875,000

Accommodation

Step inside and find yourself in a wonderfully spacious hallway offering access to all ground floor rooms with the oak staircase rising to the first floor. Step into the heart of the home the stunning, light flooded open plan kitchen dining space. A dual aspect room with double sets of bifold doors offering access to both the rear garden and the decked seating area with feature gable windows and two further velux windows with rain sensors. The perfect space to relax and connect with your family or to entertain guests. Practicality and flexibility has not been overlooked with the property also benefitting from a separate lounge, another spacious and light flooded room with direct access to the decked seating area perfect for Summer entertaining. At the end of a busy day relax and de-stress in the master suite with it's spacious and luxurious shower room, there are two further double bedrooms and a beautifully appointed family bathroom with freestanding bath with wall mounted central tap as well as a separate shower. The ground floor accommodation is completed by the useful utility room and two storage cupboards both featuring useful electric points. Your guests will be spoiled with the first floor suite, there is a landing area perfect as a study or reading area as well as the generous double bedroom enjoying an attractive outlook and the well appointed shower room.

Dimensions

Open Plan Kitchen/Dining Room - 20'6 x 17'2

Lounge - 17'1 x 16'2

Ground Floor Bedroom Suite - Bedroom - 16'10 x 13'3 - En-suite - 9'3 x 5'5

Family Bathroom - 10'4 x 8'8

Bedroom 3- 12'3 x 10'3

Bedroom 4 - 12 x 11'10

Utility Room - 12'7 x 5'8

First Floor Bedroom Suite - Bedroom - 13'1 x 14'9 - En-suite - 7' x 6'

Outside

The outside space is a real feature, the property enjoys a spacious yet tucked away and tranquil plot. The driveway offering additional parking gives access to the property via a five bar timber gate which leads into the large block paved parking area finished in contemporary black block paving. There is a large garage with remote electric door and outside lighting. Gravelled paths lead around both sides of the property to the garden which is level and offers an expanse of lawn with a composite decked seating area perfect for alfresco dining and entertaining accessed from both the kitchen and living room. Beautiful soft stone walls enclose the property along with mature trees and shrubs and all you can hear is the sound of birdsong.

Services

Mains electricity and water, private drainage and air source heating. Sky Dish connected. Council Tax Band Not Yet Allocated.

Reservation Fee

On acceptance of an offer, the purchaser will be required to pay a non refundable £2,500 reservation fee. Once this has been paid and received by our clients, the property will be marked as 'sale agreed' and no further viewings will take place. The timescales for exchange of contracts will also be determined at the point of an offer being accepted.

Warranty

The property benefits from an ICW 10 year warranty

Specification

LVT Flooring in a sophisticated pale grey fitted to the hallway, kitchen/dining room, utility room and lounge. Premium quality grey carpet with underlay fitted to the stairs and bedrooms. Internal walls painted in palest grey. Oak internal doors with contemporary black door furniture and stylish black plug sockets and switches throughout. Oak staircase with glazed balustrades. Energy efficient white recessed led spotlights throughout. The property has been





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

designed to be energy efficient with high levels of insulation and warmed by an air source heat pump with under floor heating to the ground floor and radiators to the first floor. The kitchen has been fitted with a beautiful and stylish selection of Nolte cabinets, the second largest kitchen manufacturer in Germany, an efficient and innovative company standing for the highest quality standards. Standout features of the Kitchen are integrated led lighting and an island unit incorporating a breakfast bar and also housing the induction hob with downdraft extractor as well as an under counter wine cooler and storage. There are clever storage solutions built in and integrated AEG appliances to include a matt black state of the art oven and matt black combination microwave and full size dishwasher as well as a fridge freezer. Finishing touches include white stone worktops and a stunning mirrored splashback.

The utility room offers useful additional storage space and includes a washing machine and tumble drier. There is an exterior access door to the garden.

Bathrooms are all fitted with quality sanitaryware and fully tiled with stylish large tiles. With finishing touches including mirrors with demist and light.

Agents Note

Please be aware that the final ground works are now being completed and that for the purposes of the marketing the driveway and gravel pathway around the property have been produced via CGI. Whilst indicative of the final finish this should not be relied upon and prospective purchasers are advised to view the property.

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

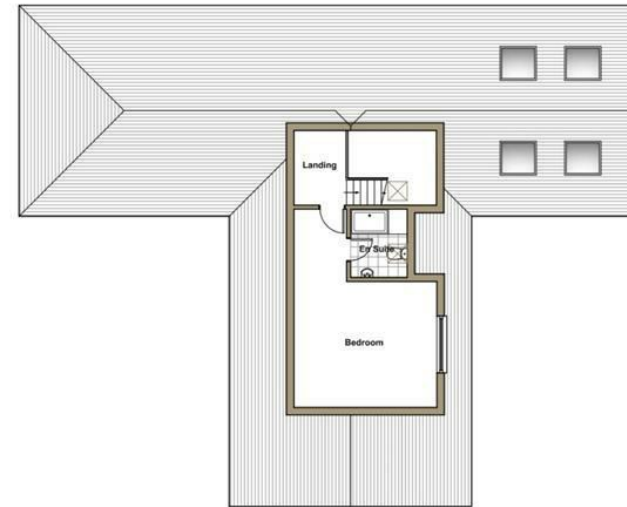
Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

