



The Hawthorns, Heath Road, St Osyth, CO16 9BS
O.I.R.O. £1,000,000 Freehold



Welcome to The Hawthorns

MAGNIFICENT 5 bedroom, 4 bathroom, 2358Sqft architecturally and custom designed contemporary home, which sits elegantly in grounds of approx. 0.4acres.

Meticulous by design and specification the perfect blend of stunning glass, wood and brick façades together with uber contemporary contrasting steel roof construction, make this a desirable property for discerning buyers seeking a Bespoke family home.

The current owners commissioned this Pottern self-build in 2018 which was skilfully constructed by experienced craftsman to create a wonderfully light and stylish family home built with future in mind.

Vaulted ceilings and Velux windows add to the sense of space and solar panels enhance the home's ability to be a contributor to its own efficiency.

Nestled in the countryside, yet within a few minutes' drive to commutable train stations, road links and Grammar schools, this thoughtfully inspired and 'A' rated Energy efficient home, combines ultimate comfort and is sympathetic to the environmental impact.

Approached by an impressive driveway leading to the house, which is adorned in open space, this luxury family property, has numerous highlights including a grand entrance hall, formal lounge, 24ft kitchen dining room, utility room, beautiful garden room and ground floor bedroom (currently utilised as study) with En-suite shower room.

On the first floor an impressive galleried landing leads to the principal bedroom, which enjoys a walk-in wardrobe and shower room, bedroom two with En-suite shower room and two further double bedrooms and family bathroom.

This unique home captures the full benefits of the sun during the summer months whilst enjoying thermal benefits long into the winter.

Outside you will find a double garage and an abundance of parking. Private gardens with an array of established landscaping compliments this Bespoke contemporary home.

PREPARE TO BE IMPRESSED



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GROUND FLOOR

ENTRANCE HALL

KITCHEN/DINING ROOM

24' 8" x 15' 3" (7.51m x 4.64m)

GARDEN ROOM

13' 10" x 12' 9" (4.21m x 3.88m)

UTILITY ROOM

10' 5" x 9' 10" (3.17m x 2.99m)

STUDY/BEDROOM FIVE

13' 4" x 9' 2" (4.06m x 2.79m)

CLOAK/SHOWER ROOM

7' 11" x 6' 4" (2.41m x 1.93m)

LOUNGE

17' 4" x 17' 3" (5.28m x 5.25m)

FIRST FLOOR

GALLERIED LANDING

PRINCIPAL BEDROOM

13' 7" x 12' 10" (4.14m x 3.91m)

WALK-IN WARDROBE

6' 11" x 5' 6" (2.11m x 1.68m)

EN-SUITE TO PRINCIPAL BEDROOM

7' 8" x 5' 9" (2.34m x 1.75m)

BEDROOM TWO

13' 3" x 10' 3" (4.04m x 3.12m)

EN-SUITE TO BEDROOM TWO

10' 6" x 4' 7" (3.20m x 1.40m)

BEDROOM THREE

15' 2" x 9' 5" (4.62m x 2.87m)

BEDROOM FOUR

15' 3" x 12' 4" (4.64m x 3.76m)

FAMILY BATHROOM

7' 10" x 7' 7" (2.39m x 2.31m)

EXTERIOR

DOUBLE GARAGE

18' 4" x 17' 10" (5.58m x 5.43m)

AGENT'S NOTES

45 solar panels provide up to 12KW of electricity. As well as the direct reduction in power needed from the national grid, income is also received under the government Feed-in-Tariff scheme. This is variable, depending on weather, but was £340 for the last year.

Underfloor heating via a NIBE Air-Sourced Heat Pump (ASHP).

Currently receive around £700 per year from the OFGEM Renewable Heat Incentive Scheme for the ASHP system.

Full fibre to the house. It is possible to contract up to 1Gb download.



Score	Energy rating	Current	Potential
92+	A	109 A	110 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Total floor area: 219.1 sq.m. (2,358 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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