

5 FALLOW CLOSE

Ewurst



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

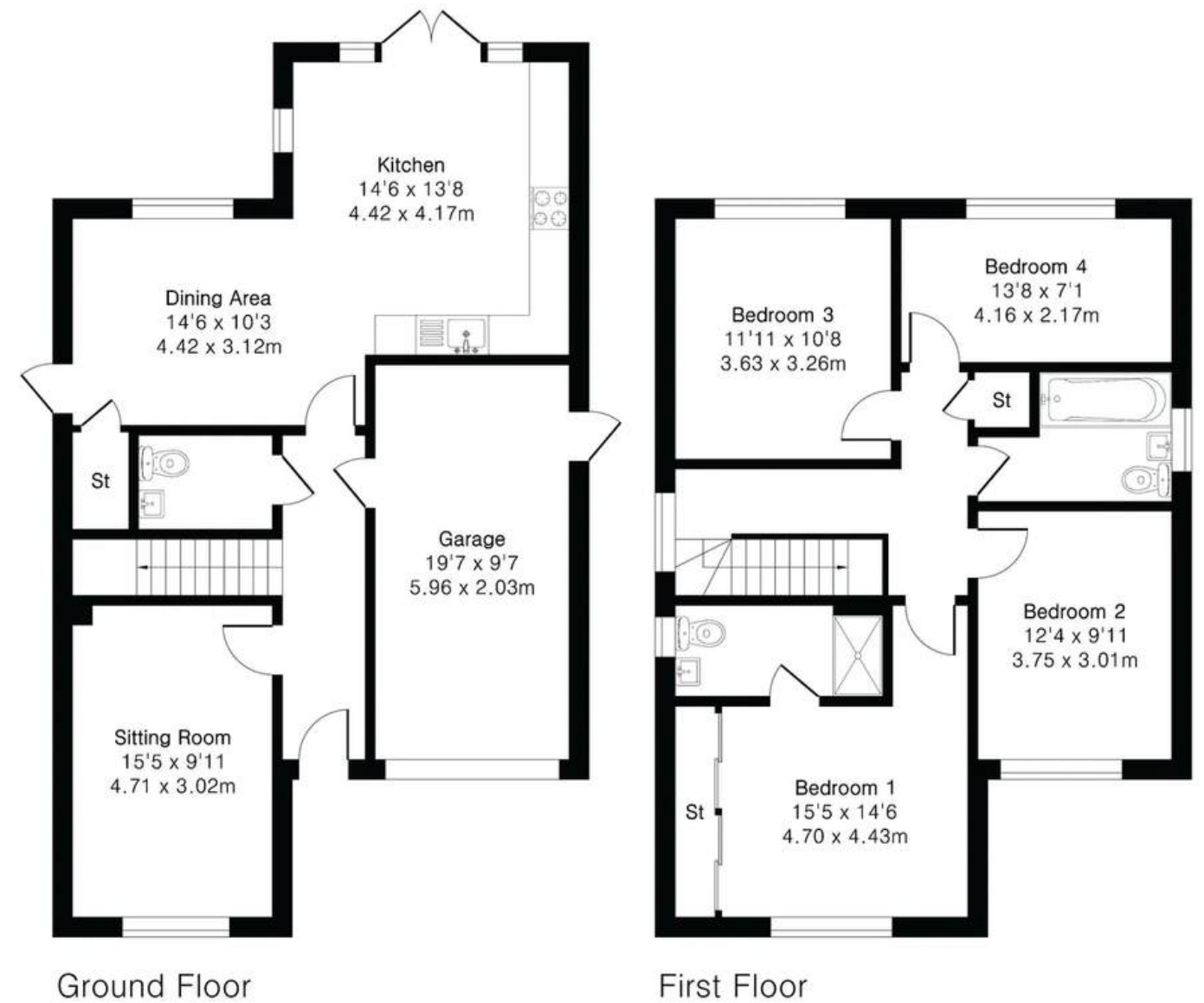
- Approx. 1,619 sq ft of accommodation
- Bright open-plan kitchen, dining and living space
- Separate sitting room offering a quieter retreat
- Four well-proportioned bedrooms
- Modern family bathroom
- Integral garage with internal access
- Off-road parking
- Garden with paved terrace and level lawn
- Popular modern residential setting

Tenure: Freehold. Council Tax Band: G. EPC: B



**Approximate Gross Internal Area 1619 sq ft - 150 sq m
(Including Garage)**

Ground Floor Area 845 sq ft – 78 sq m
First Floor Area 774 sq ft – 72 sq m



FROM THE AGENT



A Bright, Well-Balanced Family Home



When I first walked through the house, what struck me most was how naturally it flows. The ground floor feels open and welcoming, with the kitchen, dining and living space forming a real hub of the home. It's bright, well balanced and clearly designed to be used — whether that's busy family mornings or relaxed evenings with friends.

Upstairs, the bedrooms feel calm and comfortable, with good proportions and flexibility for growing families or home working. The garden adds another layer to the way the house lives, offering a simple, private space that's easy to enjoy and maintain. Overall, it's a home that feels settled, practical and ready to fit around everyday life.

Gavin

Gavin Amberton
Director



ELEGANT LIVING SPACES

Comfortable, flexible rooms with a natural sense of flow

The ground floor is arranged around a generous open-plan kitchen, dining and living space that forms the heart of the home. This is a room designed to be used — somewhere to cook, gather and relax, with plenty of space for family life and entertaining alike.

Large windows and doors draw in natural light throughout the day and create a strong connection with the garden, making the space feel open and welcoming.

A separate sitting room provides a quieter retreat, ideal for evenings in or a more relaxed, informal space away from the main living area.





SOCIAL KITCHEN

Made for cooking, conversation and everyday calm

The kitchen is smartly finished and well laid out, with ample worktop space, integrated appliances and room for a dining table. It works equally well for busy mornings, shared meals and entertaining, with sightlines that keep the space connected and sociable.

FIRST FLOOR ACCOMMODATION

Upstairs, the first floor offers four well-proportioned bedrooms, each enjoying good natural light and a sense of privacy.

The principal bedroom is a generous double, positioned to feel calm and settled, with built-in storage and space to unwind. The remaining bedrooms are ideal for family members, guests or home working, offering flexibility as needs change over time.

A modern family bathroom serves the upper floor, finished in a clean, contemporary style.



THE GARDEN



Private, level and easy to enjoy

The rear garden is a real extension of the living space — level, enclosed and laid mainly to lawn with a paved terrace for outdoor dining. It's a simple, well-balanced garden that's easy to maintain and perfect for both family use and relaxed entertaining.

To the front, off-road parking and an integral garage provide valuable practicality and storage.





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