



Jenkinson realestates

Wodens Hill Field
Woodnesborough
Asking Price £459,995

Freehold

- SQ. Metres (- SQ. Feet)

Council Tax: TBC

EPC Rating = TBC

New Build Semi Detached Home

Offering Four Bedrooms

Allocated Parking Spaces

Landscaped Garden

Utility Room and Separate W.C.

Cul-de-Sac Development

Exclusively via Jenkinson Estates comes these impressive new build homes situated in the private enclave known as Wodens Hill Field, Woodnesborough, a new build development. These stylish properties are currently under construction by "Austin Smith Homes", a local and respected company, renowned for their contemporary and stylish approach to modern living. These properties offer spacious accommodation throughout, including a sitting room which is open to the kitchen / dining room. The kitchen has fitted appliances and there is the additional benefit of a utility room. The ground floor W.C completes this level. The first floor continues to impress with four bedrooms, the master having the benefit of an en-suite shower room. This level is completed with an impressive family bathroom. Externally there is parking in the form of two allocated spaces. To the rear there is a landscaped garden that is laid to lawn with the addition of a patio area. These properties are double glazed throughout and have an air source heat pumps. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates

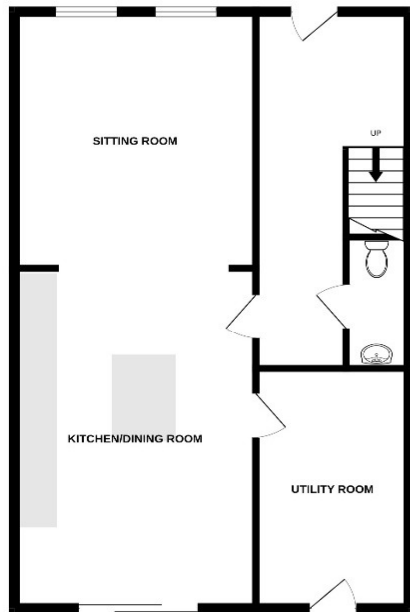
Estates Charge - TBC

Please note these properties are under construction, the images are to assist give an impression of the finished product.

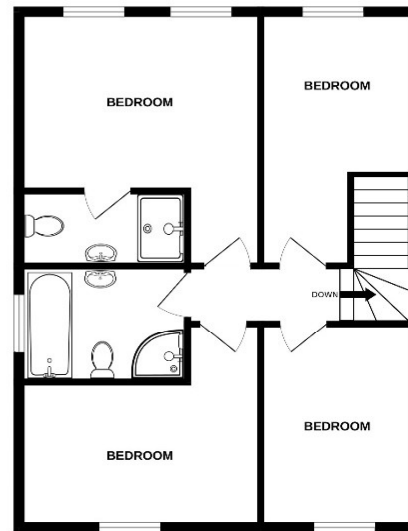




GROUND FLOOR



1ST FLOOR



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.
Made with Miroplan 03/2025

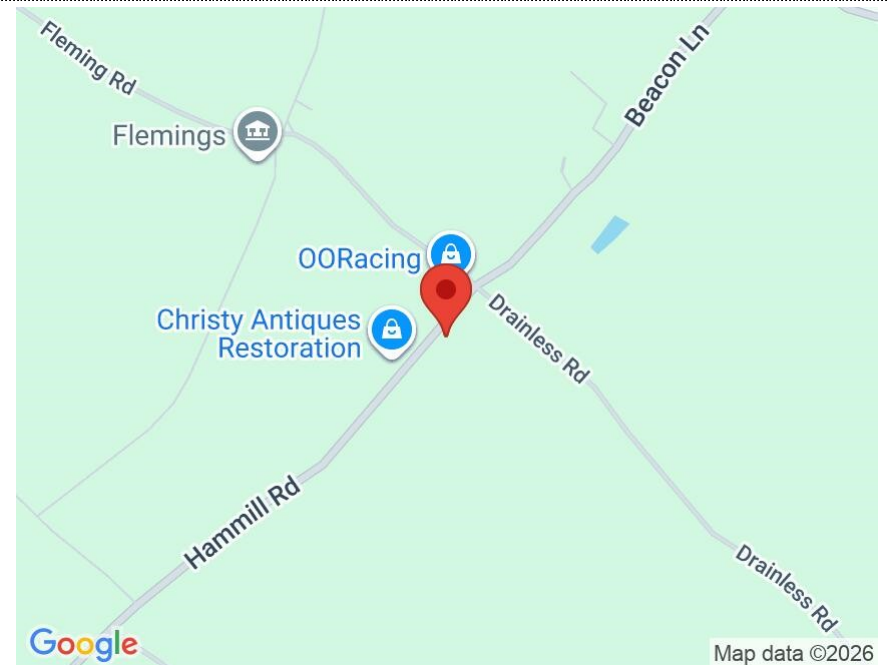
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Accommodation

Entrance Via;
Hallway

Sitting Room

15'8" x 13'7" (4.78m x 4.14m)

Kitchen / Dining Room

21'6" x 13'4" (6.55m x 4.06m)

Utility Room

14'0" x 8'1" (4.27m x 2.46m)

Separate W.C.

First Floor Landing

Bedroom One

15'5" x 12'4" (4.70m x 3.76m)

En-Suite Shower Room

8'8" x 3'6" (2.64m x 1.07m)

Bedroom Two

15'10" x 9'5" (4.83m x 2.87m)

Bedroom Three

11'4" x 9'5" (3.45m x 2.87m)

Bedroom Four

12'4" x 9'8" (3.76m x 2.95m)

Allocated Parking Spaces

Rear Garden

