



Raby Close, Raby Mere

£650,000



LESLEY HOOKS
ESTATE AGENTS





Set proudly at the far end of Raby Mere on an elevated plot, this exceptional five-bedroom detached residence offers an abundance of living space, breathtaking views, and a lifestyle that perfectly balances luxury family living with peaceful surroundings. From the moment you step through the front door, the welcoming entrance hallway sets the tone for what lies beyond. A convenient downstairs WC sits off the hallway, while the spacious lounge to the front of the property is bursting with character. A beautiful large picture window floods the room with natural light, while exposed beams and a charming log burner create a warm and inviting atmosphere.

The true showstopper, however, is found at the rear of the home. The magnificent 30ft open-plan kitchen, dining and family room has been designed with modern family living in mind. Featuring a stylish breakfast island, ample dining space and a comfortable seating area, this stunning room is undoubtedly the heart of the home. Expansive bi-fold doors open seamlessly onto the rear garden, creating the perfect indoor-outdoor entertaining space. A separate utility room provides additional practicality and offers direct access to the integral garage. To the first floor are five generously sized bedrooms, providing flexible accommodation for growing families. The luxurious family bathroom is simply outstanding, boasting a boutique hotel feel with drop-down mood lighting, a beautiful deep freestanding bathtub, separate shower enclosure, WC and a large vanity wash basin. The impressive master bedroom further benefits from its own contemporary en-suite shower room. Step outside and prepare to be amazed. The rear garden is nothing short of spectacular. Positioned on a raised plot, the garden gently cascades down through thoughtfully designed levels, making the most of the stunning outlook across what feels like your very own football field beyond. Immediately outside the bi-fold doors is a superb decked entertaining area complete with jacuzzi. A few steps down leads to a further seating area, ideal for relaxing and enjoying the peaceful surroundings. Beyond this lies an extensive lawned area where children can run, play and explore to their hearts' content.

At the far end of the garden, the tranquil River Dibbin gently flows past, providing a beautiful natural backdrop and an incredible sense of privacy and calm rarely found in such a desirable location. This is more than just a house – it is a forever family home. The current owners have lovingly transformed and maintained the property to an exceptional standard, creating a home that is both stylish and practical throughout.

Properties of this calibre are rarely available for long. Early viewing is strongly recommended before somebody else beats you to it.



Entrance Porch

11'4" (3.45m) x 5'0" (1.52m)

Lounge

21'0" (6.4m) x 11'10" (3.61m)

Kitchen/Family Room

25'6" (7.77m) x 27'6" (8.38m)

Utility

8'10" (2.69m) x 5'10" (1.78m)

WC

6'4" (1.93m) x 4'6" (1.37m)

Bedroom One

16'7" (5.05m) x 9'0" (2.74m)

En-Suite

9'0" (2.74m) x 5'7" (1.7m)

Bedroom Two

15'3" (4.65m) x 10'5" (3.18m)

Bedroom Three

15'7" (4.75m) x 7'5" (2.26m)

Bedroom Four

7'9" (2.36m) x 10'6" (3.2m) Max

Bedroom Five

8'1" (2.46m) x 7'8" (2.34m)

Bathroom

9'4" (2.84m) x 5'10" (1.78m)

Garage

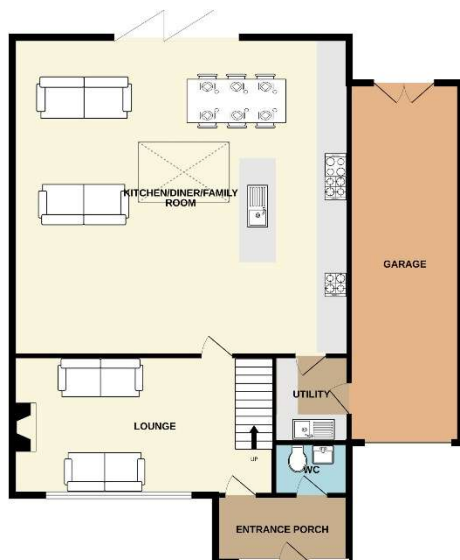
32'0" (9.75m) x 7'0" (2.13m)







GROUND FLOOR
1354 sq.ft. (125.8 sq.m.) approx.

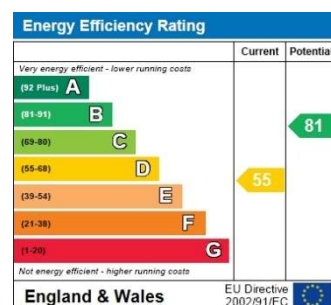


1ST FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 2140 sq.ft. (198.8 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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