



Hampton Gate Friday Lane Barston

Offers In Excess Of £925,000



Peaceful semi-rural location on Friday Lane, Barston

Exceptional detached former show home within an exclusive gated development

High level of privacy and security

Generous parking and private rear meadow

Four spacious double bedrooms

Two bedrooms with stylish en-suite shower rooms

Ideal layout for modern family living

Separate lounge and formal dining room

Dedicated study, perfect for home working or quiet retreat

Impressive open-plan family space

High-spec HATT kitchen with integrated dining and living areas

Bright, sociable hub ideal for everyday living and entertaining

Underfloor heating throughout

Energy-efficient heat pump system

Roof-mounted solar panels for improved sustainability and reduced running costs

Elegant interiors combined with eco-friendly features

Tranquil yet well-connected setting offering a desirable lifestyle opportunity



Set within the peaceful semi-rural enclave of Friday Lane, Barston, this exceptional detached former show home offers a refined blend of contemporary design, privacy, and comfort. Positioned behind secure gates within an exclusive development, the property enjoys a sense of seclusion, generous parking, and the rare addition of a charming private meadow to the rear.

Designed with modern family living in mind, the home features four spacious double bedrooms, including two with stylish en-suite shower rooms, ensuring both comfort and convenience for residents and guests. The ground floor provides a well-balanced layout, with a separate lounge and formal dining room ideal for entertaining, alongside a dedicated study—perfect for home working or quiet retreat.

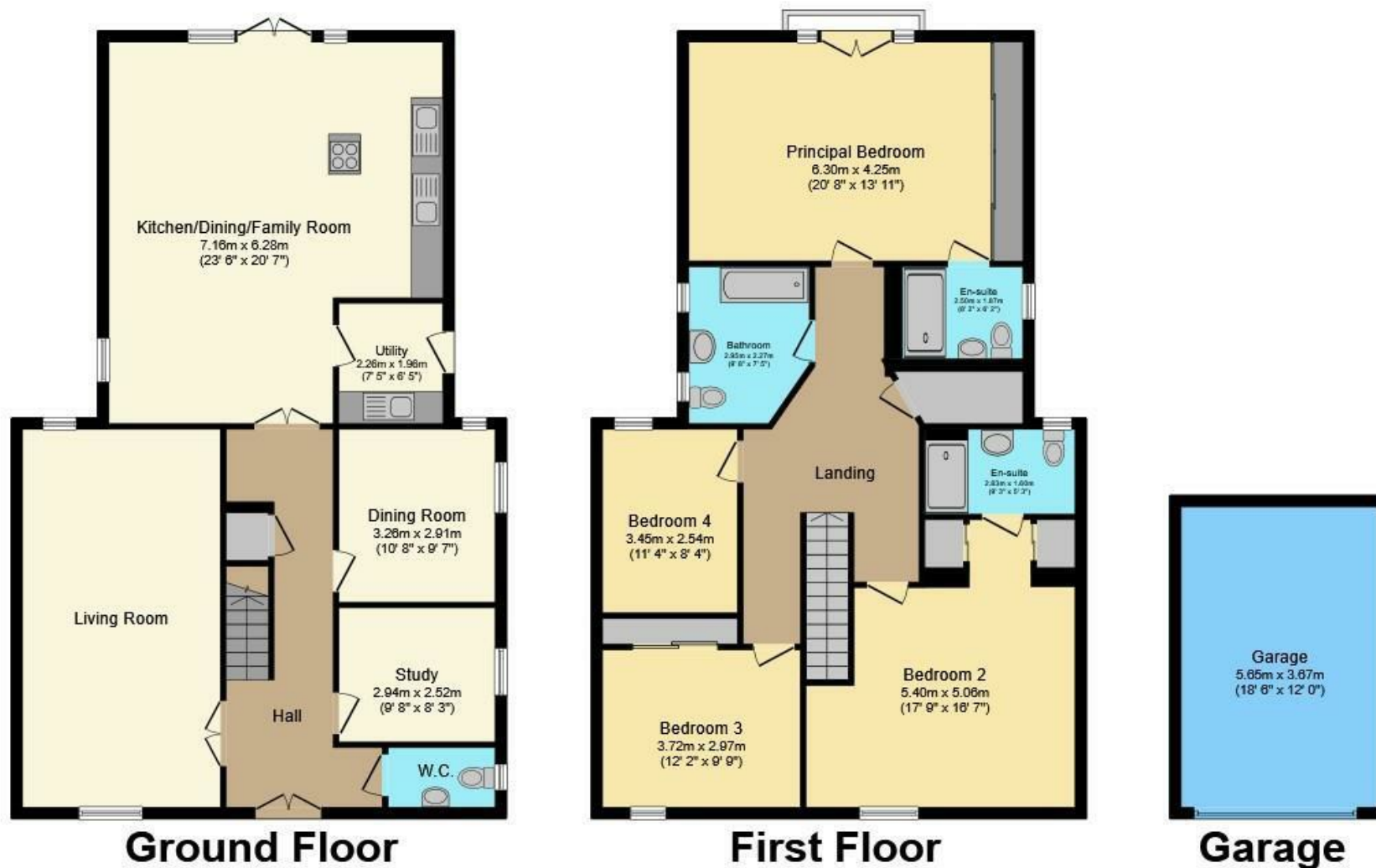
At the heart of the home lies an impressive open-plan family space, where a high-spec HATT kitchen flows effortlessly into the dining and living areas, creating a bright and sociable hub for everyday living and hosting alike.

Throughout the property, underfloor heating delivers consistent warmth, powered by an energy-efficient heat pump system. Complementing this, roof-mounted solar panels enhance the home's sustainability credentials while helping to reduce running costs.

Combining elegant interiors with eco-conscious features, this outstanding residence offers more than just a home—it presents a lifestyle opportunity in a tranquil yet well-connected setting.

Mains Water - Mains Drainage - Mains Electricity - Solar Panels - Tax Band G - Underfloor heating throughout - Air-source heat pump.

Tenure: Freehold
Council Tax Band: G



- Private Exclusive Gated Complex
- Garage Plus Further Parking
- Access To Enclosed Private Meadow At Rear
- Beautifully Designed Former Show Home
- Porcelanosa Tiling Throughout The Property
- Reflective Privacy Film To Windows In Family Room & Principle Bedroom
- Highly Energy Efficient
- Total Floor Area Approx 2,563 Sq Ft

Total floor area 238.1 sq.m. (2,563 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		90	90
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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