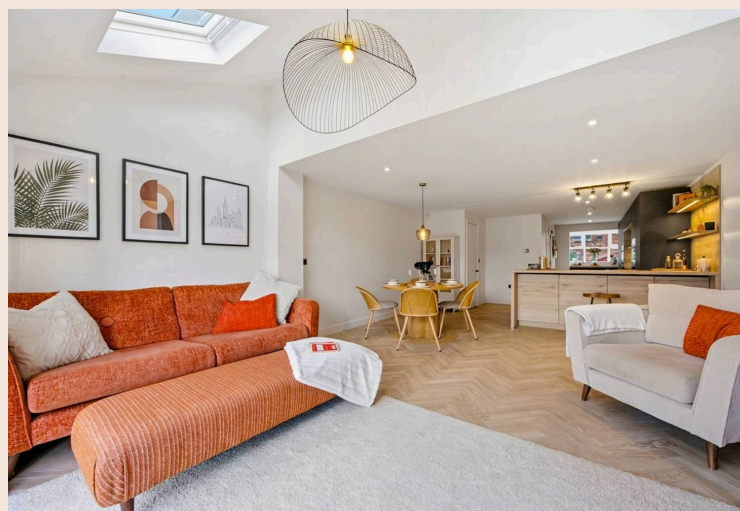


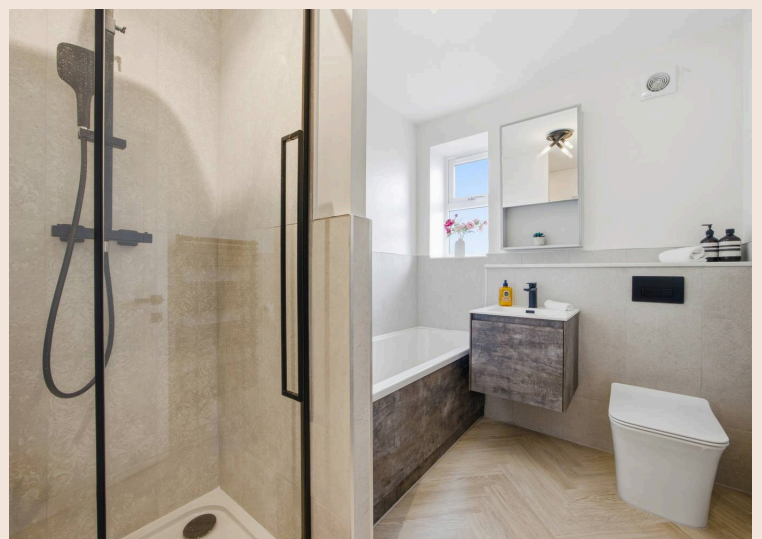


Church Mead, Gee Cross.

Freehold

Off-road parking for two cars • Open plan living and kitchen areas • Modern German kitchen with island and integrated appliances • Abundant natural light throughout • Ample built-in and walk-in storage • Breakfast bar and elegant Karndean, herringbone flooring with underfloor heating • Downstairs WC • Stylish walk-in showers, bath and contemporary fixtures • Aluminium bi-fold doors with seamless garden access • South facing garden with patio area.


JARDINE
ESTATES



A Show Home with Something to Say

As you turn in off the road, the house greets you quietly: warm brick, a paved path, a black front door that is all confidence and no fuss. There's room for two cars on the block paved driveway, It's the kind of arrival that lets you exhale.

Inside, the house opens up. Ahead lies one long, light-filled room that seems to have been waiting for people to fill it. Skylights and tall windows let the day in, and it spills across a herringbone floor that glows underfoot, warmed from below on the colder mornings.

This is where life gathers. At one end, the German kitchen is all matte, handle less calm, and everything it needs has been tucked neatly away: a coffee machine for the first cup of the day, a wine cooler for the last. In between, the breakfast bar becomes the house's favourite meeting place, where homework, gossip and supper preparations all happen at once.

Then, on a warm evening, the bi-fold doors slide open and the room simply keeps going. The patio becomes part of the table, the lawn becomes part of the view, and a long summer dinner seems to be the most natural thing in the world. Back inside, there are armchairs to sink into, cushions to lean on and fresh flowers on the table. Pendant lights come on as the sun goes down.

Upstairs, the house grows quieter. The principal suite feels like a retreat: Velux windows hold the sky, one deep blue wall gives the room its character and a walk-in wardrobe keeps the clutter out of sight. Mornings begin in the ensuite, where the shower is a small indulgence you'll look forward to.

Two more bedrooms are calm and bright, with soft neutral colours one with storage cleverly built in. They are ready for children, for guests and a further space for a quiet desk by the window should you work from home.

Even the bathrooms have a story to tell. The family bathroom is restrained and polished, with a walk-in shower, black fittings and a bath made for long soaks. Downstairs, the cloakroom is where the house lets its hair down, with chevron flooring, patterned tiles and bold wallpaper that makes guests smile.

And at the end of it all, the garden: a generous lawn, a smooth porcelain patio and lights and sockets in all the right places, so that summer evenings can run as late as you like.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

Off-road parking for two cars

Open plan living and kitchen areas

Modern German kitchen with island and integrated appliances

Abundant natural light throughout

Ample built-in and walk-in storage

Breakfast bar and elegant Karndean, herringbone flooring with underfloor heating

Downstairs WC

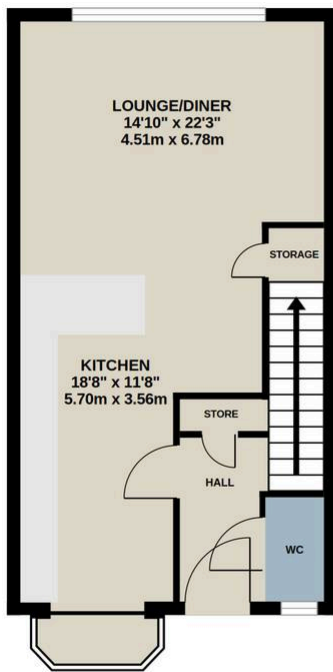
Stylish walk-in showers, bath and contemporary fixtures

Aluminium bi-fold doors with seamless garden access

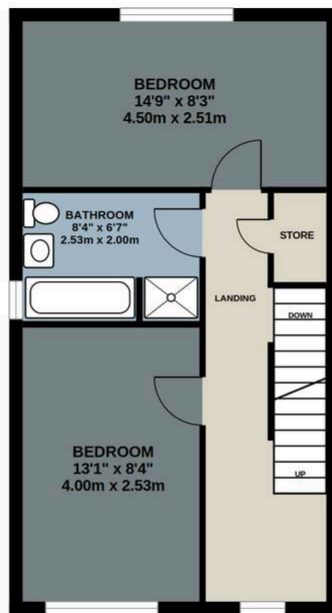
South facing garden with patio area.



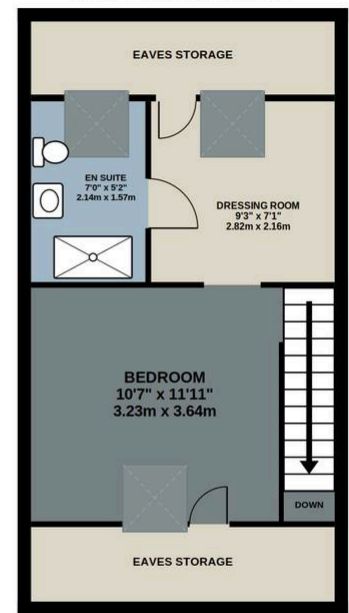
GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



2ND FLOOR
228 sq.ft. (21.2 sq.m.) approx.
Restricted head height to parts of this floor



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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