





This superb individually built detached home, located in the sought-after village of Boylestone, boasts an impressive EPC rating B supported by an air-source heat pump, solar panels, and battery storage. Designed to a high standard, the property features spacious, light-filled accommodation and enjoys beautiful open countryside views.

A standout feature is the stunning master suite, occupying its own floor with a dressing area, ensuite, freestanding bath, and a private balcony overlooking the surrounding landscape. Three further bedrooms are well presented, two with their own ensuites, and there is a modern shower room and separate W.C.

The home offers generous living and entertaining spaces, including a large lounge with log burner and French doors to the garden, along with a substantial dining kitchen equipped with integrated appliances. Practical elements include a utility room housing the efficient heating system, quality flooring, and ample storage throughout.

Outside, the property sits well back from the lane with a large driveway, an EV charging point, lawned areas, mature shrubs, and a greenhouse. The rear garden is spacious and mainly laid to lawn, with decked seating areas ideal for relaxing or entertaining in this peaceful rural setting.



## Porch

A charming solid timber canopy porch creates a warm and welcoming first impression, leading seamlessly into the elegant entrance hallway.

## Entrance Hallway

Step into a spacious and inviting hallway featuring solid oak flooring, exposed timber beams, and bespoke architraves. The hallway provides access to Bedroom 2, the utility room, and the staircase to the principal bedroom suite, as well as the expansive lounge/dining area. Central heating radiators and exposed brick and stone detailing add character and warmth.

## Bedroom Two

Situated on the ground floor, this bright bedroom benefits from windows to the front and side elevations, solid wood flooring, and a central heating radiator. Currently, part of the room is used as a home office. An en-suite shower room is accessed directly from the bedroom.

## En-suite

A modern three-piece suite with low-level WC, pedestal wash basin, and a shower cubicle with tiled splashbacks. Additional features include a heated towel rail, extractor fan, spotlighting, and central heating radiator.

## Cloak Room & W.C.

The tiled cloaks room is practical and stylish, with coat hooks, spotlighting, and access to a separate WC with matching tiling and central heating radiator.



## Utility Room

A well-equipped utility space with wall and base units, Belfast-style sink, splashback tiling, and plumbing for a washing machine. The room houses the energy-efficient air source heat pump, supporting the property's excellent B-rated EPC.







### Lounge

A versatile and substantial reception area, perfect for family living or entertaining. Features include windows to the side and rear, French doors opening to the garden, double doors to the dining kitchen, and a striking exposed brick fireplace with log burner.

### Kitchen/Diner

The heart of the home combines style and functionality with a comprehensive range of units, integrated appliances including oven, hob with extractor, combination microwave, dishwasher, and space for a large fridge-freezer. The dining area is bright and spacious, with a side door providing external access.

### Bedroom Four

A bright and airy room with side-facing windows overlooking the garden and open fields. Access to the loft is provided via a hatch.

### Inner Lobby

Connecting the shower room and Bedroom 3, this area benefits from a double-glazed window and Velux skylight, filling the space with natural light.

### Shower Room

Featuring a modern three-piece suite with low-level WC, wash basin with mixer tap, and a walk-in shower with waterfall showerhead. Complementary floor and wall tiling and a chrome heated towel radiator complete the room.

### Bedroom Three

With a side-facing uPVC window and direct access to the rear garden, this bedroom offers flexible living space.



### First Floor Landing

Flooded with natural light from a large double-glazed window and additional units to the frontage, the landing offers access to the loft, smoke alarm, and internal doors leading to the principal bedroom suite.

### Bedroom One

Occupying the entire upper floor, this magnificent suite features a private dressing room, en-suite bathroom, and a freestanding bath on a raised platform with LED lighting. French doors open to a private balcony, offering breathtaking views over rolling countryside. Windows on all elevations maximize light and scenic vistas, perfect for enjoying morning and evening tranquility.

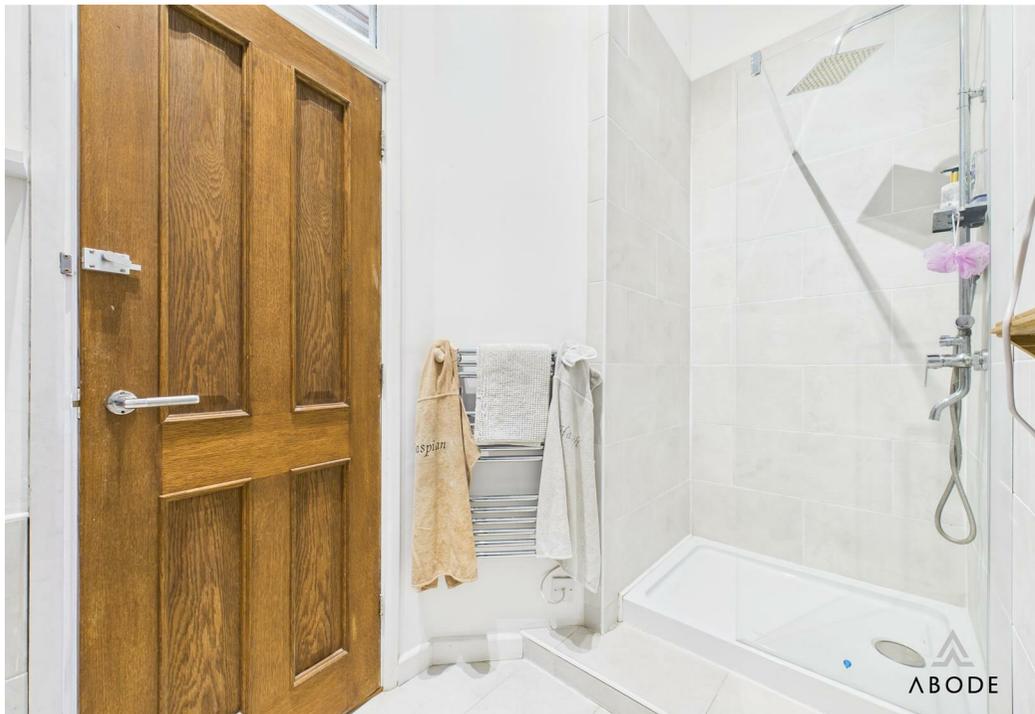
### En-suite

Luxuriously appointed, the en-suite comprises a three-piece suite including a low-level WC, wash basin with mixer tap, and a double shower with waterfall showerhead. Tiled walls, spotlighting, a heated towel rail, and dual windows overlooking the countryside complete this serene space.

### Outside

Set well back from the lane, Cottonwood Lodge boasts a substantial driveway with parking for multiple vehicles and an EV charging point. The front garden includes a lawn, established borders, and a greenhouse. The generous rear garden is mainly laid to lawn, enhanced by decked areas with balustrading, perfect for outdoor dining and entertaining, and complemented by mature trees, flowers, and shrubs.















Approximate total area<sup>(1)</sup>  
125.2 m<sup>2</sup>  
1346 ft<sup>2</sup>

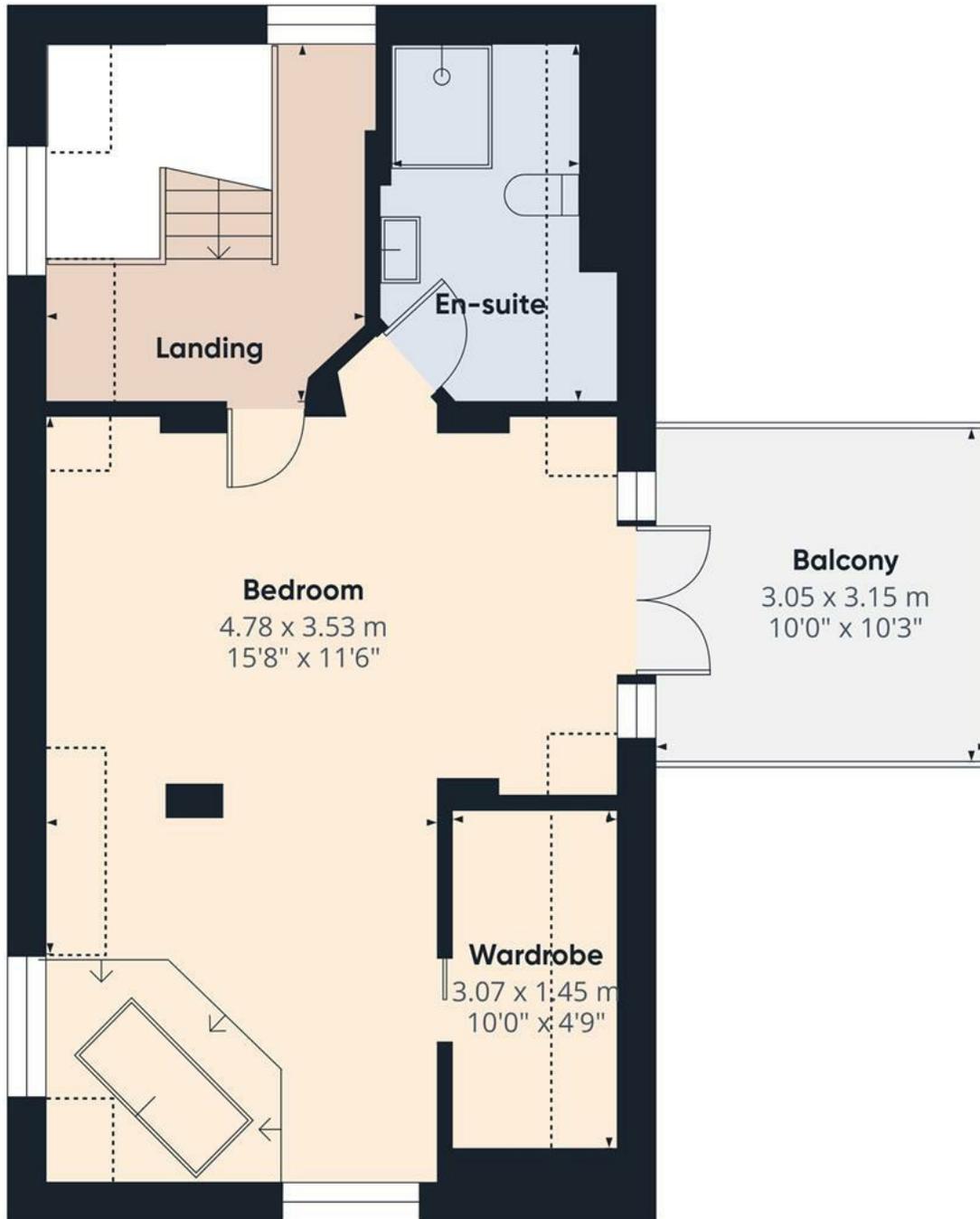
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

45.9 m<sup>2</sup>  
493 ft<sup>2</sup>

**Balconies and terraces**

9.4 m<sup>2</sup>  
101 ft<sup>2</sup>

**Reduced headroom**

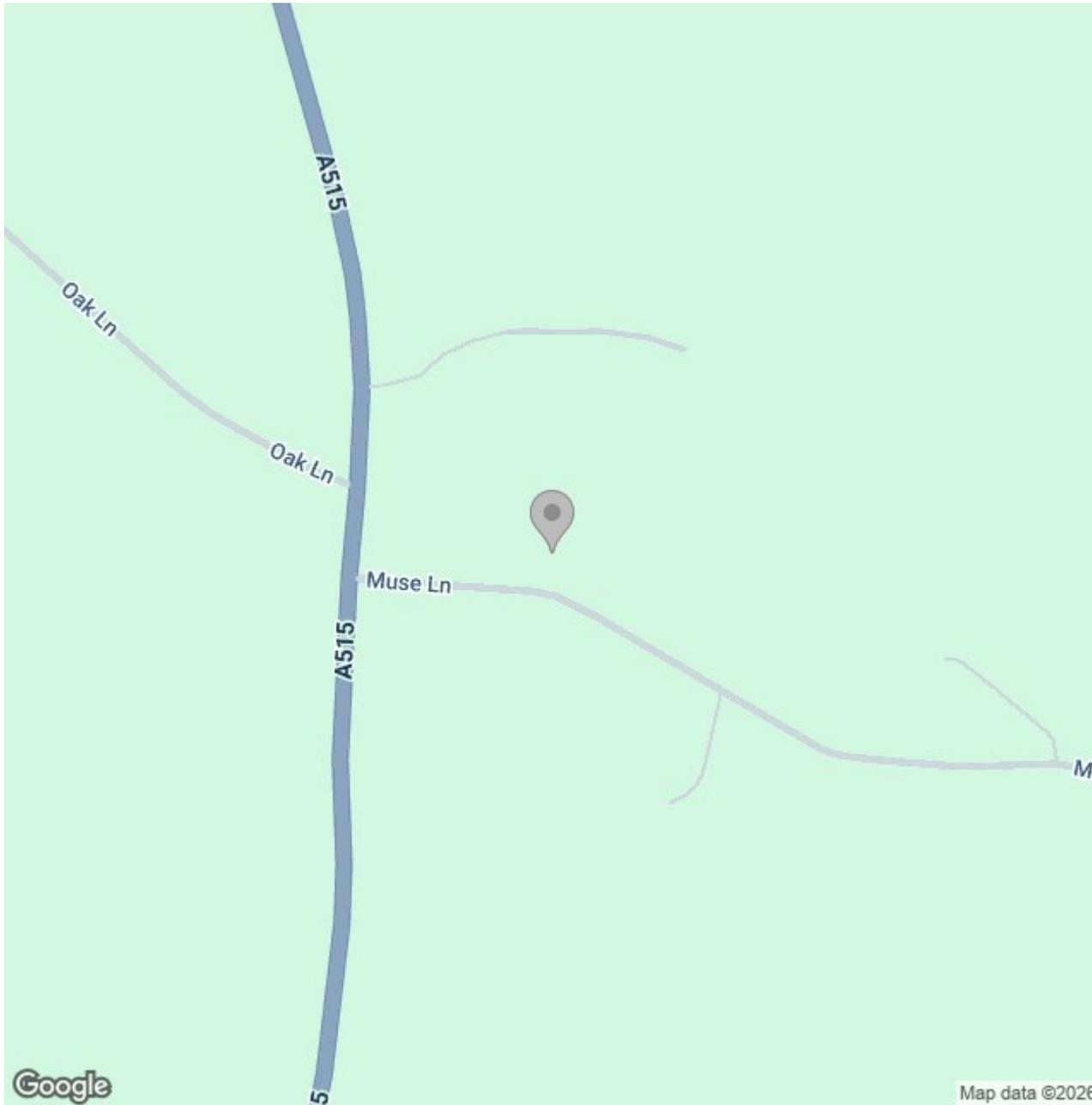
6.2 m<sup>2</sup>  
67 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	