



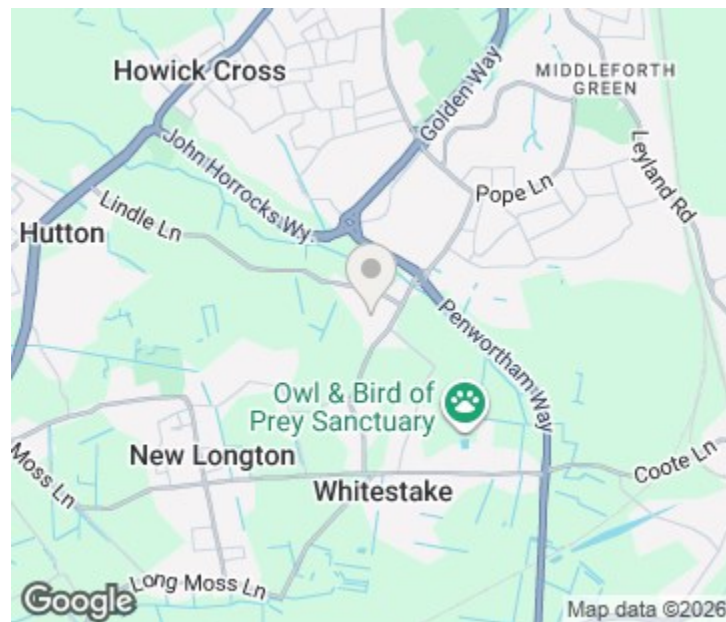
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (38-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



Guide Price £1,200,000

Upon entering the grand reception hall, you're welcomed by an elegant central staircase and access to the main living spaces. To the front, a cosy lounge features a bay window and media wall, creating a comfortable space for relaxation. Adjacent is a sophisticated drawing room, complete with a feature fireplace and bi-folding doors that open to the garden, ideal for entertaining. The family room, also located towards the front, offers an additional social space or even to be used as a playroom, providing versatility. The heart of the home is an open-plan kitchen, dining area, and snug, designed with zonal spaces for dining and relaxing. The bespoke kitchen is fully fitted with integrated appliances and even has ceiling speakers, with two sets of bi-folding doors leading directly to the garden. This provides the ideal space for daily family life or to continue the entertaining theme. A utility room matching the kitchen's style and a convenient WC complete the ground floor.

The open landing on the first floor is illuminated by a floor-to-ceiling window that extends from the ground level, filling the space with natural light. Here, you'll find four spacious bedrooms, each offering private en-suites and most with walk-in wardrobes, ensuring ample storage and privacy for all family members and guests.

