



ESTATE AGENTS

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Price £1,000,000

Tucked away at the foot of a highly regarded QUIET and RARELY AVAILABLE cul-de-sac in sought-after Netherfield, this BEAUTIFULLY PRESENTED DETACHED FIVE BEDROOM HOME offers a RARE combination of CHARACTER, PRIVACY and SPACE, set within one of the LARGEST PLOTS in the area extending to APPROXIMATELY ONE ACRE (unverified).

Approached via a GATED DRIVEWAY and screened by a deep, mature front garden, the property enjoys a wonderful sense of SECLUSION, while to the rear it takes full advantage of FAR REACHING VIEWS across its own paddock and the surrounding countryside.

The house itself is rich in CHARM with attractive brick and part weatherboarded elevations beneath a tiled roof, complemented by well-balanced and versatile family accommodation arranged over two floors. Internally, the property blends CHARACTER FEATURES, such as POLISHED WOOD FLOORING, PANELLED DOORS and FIREPLACES, with generous, light-filled living spaces designed for modern family life.

The ground floor offers an excellent flow of reception space, including a WELCOMING SITTING ROOM with LOG BURNER, a separate DINING/PLAYROOM and TWO CONSERVATORY-STYLE GARDEN ROOMS that maximise natural light and provide seamless connections to the terrace and gardens beyond. At the heart of the home lies a spacious KITCHEN-BREAKFAST ROOM, ideal for both everyday living and entertaining, supported by a practical UTILITY/ BOOT ROOM.

Upstairs, FIVE WELL-PROPORTIONED BEDROOMS are arranged around a central landing, including a principal suite with EN-SUITE bathroom and ELEVATED VIEWS over the gardens and countryside. The remaining bedrooms are served by a well-appointed family bathroom, providing flexible accommodation for growing families or those working from home.

The GARDENS AND GROUNDS are a particular highlight, wrapping around the property and offering a variety of spaces for relaxation, play and entertaining. A broad terrace spans the rear of the house, while expansive lawns, mature trees and more secluded seating areas create a picturesque and private setting. A GARDEN STUDIO/OFFICE adds further versatility.

Beyond the main garden lies a separate PADDOCK with a substantial outbuilding, offering excellent potential for equestrian, leisure or alternative uses, along with access to additional communal land by arrangement.

This is a RARE OPPORTUNITY to acquire a CHARACTERFUL COUNTRY HOME in a prime residential setting, combining space, privacy and STUNNING RURAL OUTLOOKS, all within easy reach of local amenities.

DOUBLE GLAZED FRONT DOOR

Opening into:

WELCOMING ENTRANCE HALL

Stairs rising to upper floor accommodation, under stairs recessed area, under stairs recessed area, coving to ceiling, dado rail, radiator, oak flooring, double glazed door with window to side, doors to:

SHOWER ROOM

Dual flush low level wc, wall mounted wash hand basin, walk in shower enclosure with rain style shower head, tiled flooring, tiled walls, double glazed window with obscured glass to front aspect.

TRIPLE ASPECT LIVING ROOM

24'9 max x 13'4 max (7.54m max x 4.06m max)

Oak flooring, two radiators, fireplace with tiled surround and hearth, wooden mantle with inset wood burning stove, television point, coving to ceiling, wooden double opening doors into a playroom/ reception, double glazed box bay window to front aspect with views over the gardens and grounds, two double glazed windows to side aspect with lovely views over the side garden and far reaching views beyond, double glazed French doors with windows to the side opening into:

CONSERVATORY

14'7 x 12'1 (4.45m x 3.68m)

Part brick construction with apex tiled roof, two Velux windows to side elevations, radiator, oak flooring, double glazed windows and single glazed door opening to the side providing access to the patio. Sea views can be enjoyed over the gardens, grounds and adjoining paddock.

RECEPTION/ PLAYROOM

12'7 x 12' (3.84m x 3.66m)

Could be utilised as a formal dining room or playroom. Oak flooring, coving to ceiling, radiator, dado rail, double glazed window to rear aspect with lovely views over the rear garden and far reaching views beyond, door to:

KITCHEN

15' x 12'8 (4.57m x 3.86m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, double drainer-sink unit with mixer tap, Britannia range style seven ring gas cooker with double oven and fitted cooker hood over, space for American style fridge freezer, space and plumbing for dishwasher, part tiled walls, tiled flooring, double glazed window to rear aspect framing lovely views of the garden, door to utility and open plan to:

DINING ROOM

12'6 x 10'3 (3.81m x 3.12m)

Continuation of the tiled flooring, coving to ceiling, radiator, double glazed window to front aspect with pleasant views over the front gardens and grounds.

UTILITY ROOM

13'1 x 7'10 (3.99m x 2.39m)

Continuation of the tiled flooring, fitted with a range of eye and base level cupboards and drawers with worksurfaces over, space and plumbing for washing machine, inset drainer-sink unit, built in cupboard, double glazed door opening to front aspect with canopied porch area, offering a space to take of shoes and providing additional storage space, door to double garage, double glazed window and door to rear aspect with access to:

ORANGERY

16'6 x 13'4 (5.03m x 4.06m)

Radiator, tiled flooring, down lights, part brick construction with double glazed windows to all elevations, double glazed French doors to side aspect providing access to the patio, two Velux windows to side and rear aspects, apex tiled roof. Lovely views can be enjoyed over the gardens and grounds, with far reaching views beyond.

GALLERIED LANDING

Radiator, dado rail, storage cupboard, coving to ceiling, loft hatch, telephone point, double glazed window to front aspect, doors to:

MASTER BEDROOM

20'5 max narrowing to 11'9 x 12'3 narrowing to 6'10 (6.22m max narrowing to 3.58m x 3.73m narrowing to 2.08m)

Coving to ceiling, two radiators, wood flooring, two double glazed windows to rear aspect with far reaching views over the gardens, grounds and the paddock, with countryside views beyond, door to:

EN SUITE

Large walk in shower enclosure with rain style shower head and hand-held shower attachment, panelled bath, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, down lights, heated towel rail, double glazed window with obscured glass to side aspect.

BEDROOM

12'8 x 10'6 (3.86m x 3.20m)

Built in wardrobe, coving to ceiling, wood flooring, radiator, double glazed window to rear aspect with views over the gardens, grounds and the paddock, with countryside views beyond.

BEDROOM

10'1 x 9'4 (3.07m x 2.84m)

Coving to ceiling, wood flooring, radiator, built in wardrobes, double glazed window to rear aspect with views over the gardens, grounds and the paddock, with countryside views beyond.

BEDROOM

10'8 x 9' (3.25m x 2.74m)

Wood flooring, built in wardrobe, coving to ceiling, radiator, double glazed window to front aspect with views over the front gardens and grounds.

BEDROOM

9'8 x 9'7 (2.95m x 2.92m)

Coving to ceiling, wood flooring, radiator, double glazed window to front aspect with views over the front gardens and grounds.

BATHROOM

Panelled bath with shower over having rain style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, heated towel rail, down lights, coving to ceiling, extractor fan for ventilation, double glazed obscured glass window to front aspect.

FRONT APPROACH

The property is approached via a gated driveway at the foot of Netherfield Way, setting an immediate sense of privacy on arrival. The driveway sweeps up to a generous area of hardstanding, providing ample parking for several vehicles and access to the attached double garage.

The house is beautifully positioned within its grounds, set well back behind a deep and impressive front garden. This space is predominantly laid to an expansive lawn, framed by an established collection of mature trees and shrubs, with several striking specimen trees creating a sense of scale, maturity and tranquillity.

DOUBLE GARAGE

18'10 x 17'4 (5.74m x 5.28m)

Double glazed window to rear aspect, double glazed door to side aspect, twin up and over doors.

REAR GARDEN & GROUNDS

The gardens are a defining feature of the property, wrapping elegantly around the house and extending to approximately one acre in total. To the rear, a broad terrace spans the back of the house, creating an exceptional setting for al fresco dining and outdoor entertaining.

Beyond, the garden unfolds into a series of thoughtfully designed areas. A charming arbour leads to a more secluded paved seating terrace, offering a peaceful retreat. The majority of the grounds are laid to lawn, complemented by dedicated spaces ideal for children's play, alongside practical features such as a timber log store.

A delightful children's play area sits beneath a mature willow tree, adding a sense of character and charm. Adjacent is a versatile garden studio/office—an attached outbuilding perfectly suited for home working, creative pursuits, or additional accommodation needs.

To the far end of the garden, accessed via a gate, lies a separate paddock with a substantial outbuilding, originally designed as stables but offering excellent potential for a variety of alternative uses. In front of this is a paved seating area, perfectly positioned to enjoy far-reaching views across the surrounding countryside and neighbouring properties, taking into the gardens to the front and rear and the paddock the land is approaching an acre.

The paddock also provides gated access to an additional area of land, communally owned by residents of Netherfield Way, with potential access available by prior arrangement.

GARDEN ROOM/STUDIO

12'9 x 10'9 (3.89m x 3.28m)

Insulated and currently set up as a home office, but could be utilised as a home gym/ yoga studio or garden room. The studio is timber framed with double glazed windows and doors, power and light.

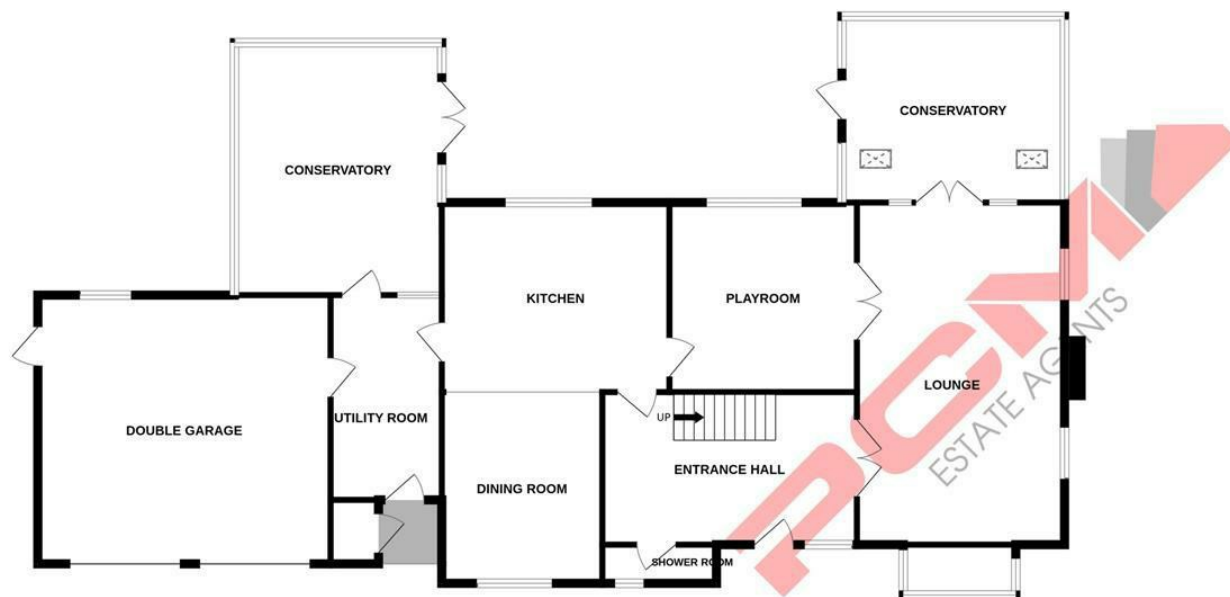
Council Tax Band: G



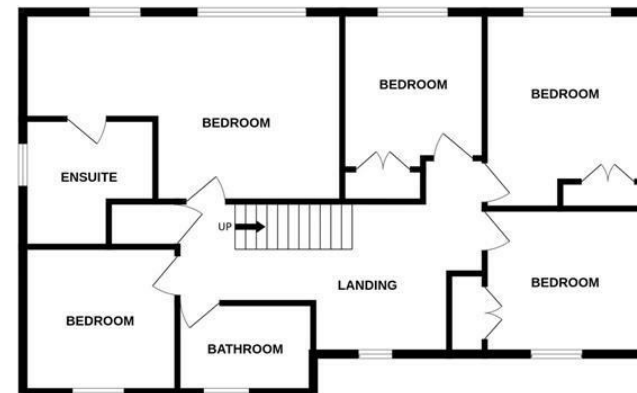




GROUND FLOOR



1ST FLOOR



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
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		69
(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		

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.