



The Hollies, Standon Lane, Ockley

Guide Price £1,350,000





The Hollies, Standon Stables

Standon Lane, Ockley

- Spacious contemporary single storey new home
- Situated in a semi-rural gated community
- Magnificent 35 ft kitchen/dining/family room with two sets of bi-folding doors
- Sitting room with built in media wall and bi-fold doors
- Energy efficient new home with air source heat pump and underfloor heating to kitchen and living room
- Quality fitted kitchen with island featuring stone work surfaces and integrated appliances
- Three double bedrooms all featuring luxury en-suite facilities
- 1450 sqft of usable loft area ready for future conversion (stpp)
- Double garage and extensive gated driveway parking
- Advantage 10 year structural warranty



Tenure: Freehold

Management: £300 pa

EPC Energy Efficiency Rating: TBC

Council Tax band: TBD

Please note: some images have been digitally home staged.

The Hollies

Standon Lane, Ockley

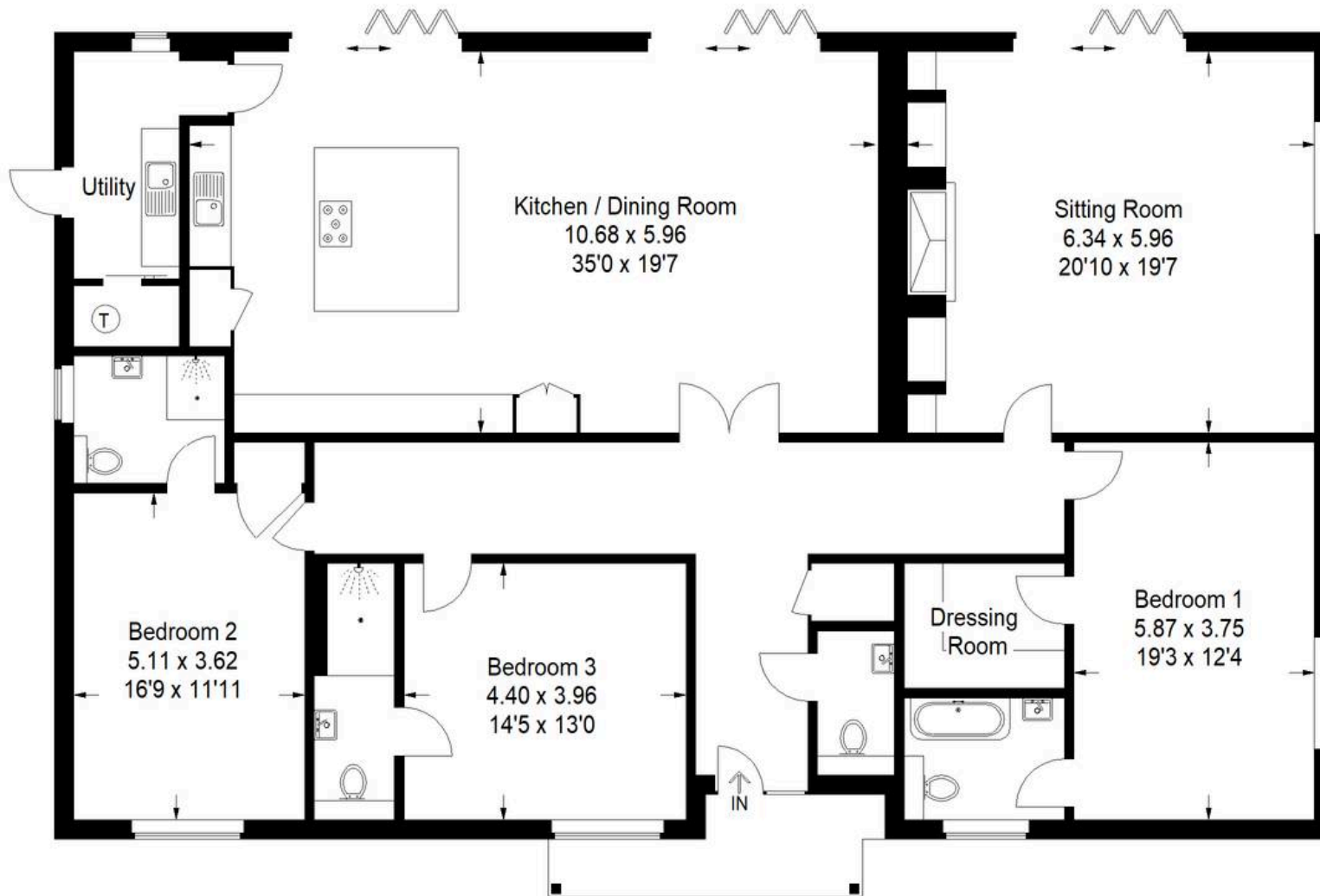
This exceptional detached new build home offers contemporary single-storey living in a sought-after semi-rural gated community. Designed for modern lifestyles, the property features a magnificent 35 ft open-plan kitchen, dining, and family room, with two sets of bi-folding doors seamlessly connecting indoor and outdoor spaces. The quality-fitted kitchen includes a central island with stone work surfaces and integrated appliances, making it ideal for both every-day living and entertaining. The sitting room is a relaxing retreat, complete with a built-in media wall and additional bi-fold doors. All three double bedrooms benefit from luxury en-suite facilities, providing comfort and privacy for family members and guests alike. Energy efficiency is at the forefront, with an air source heat pump and underfloor heating in both the kitchen and living room.

The property also boasts a generous 1450 sqft of loft space, built ready for future conversion (subject to planning permission), offering excellent potential for further accommodation or storage. Additional highlights include a double garage, extensive gated driveway parking, and the peace of mind provided by an Advantage 10 year structural warranty.

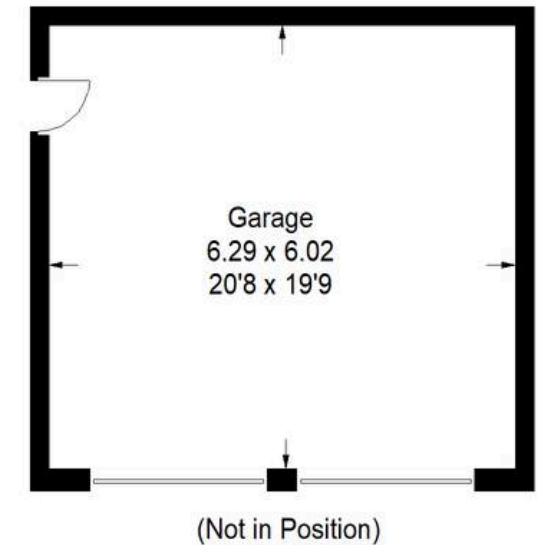




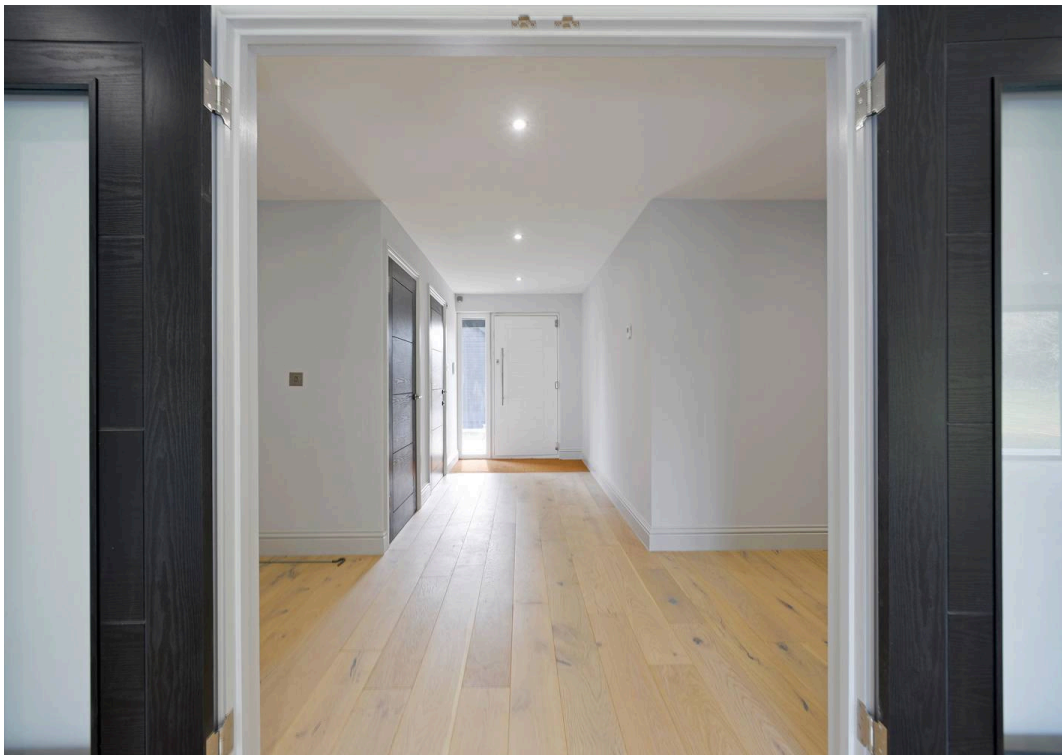
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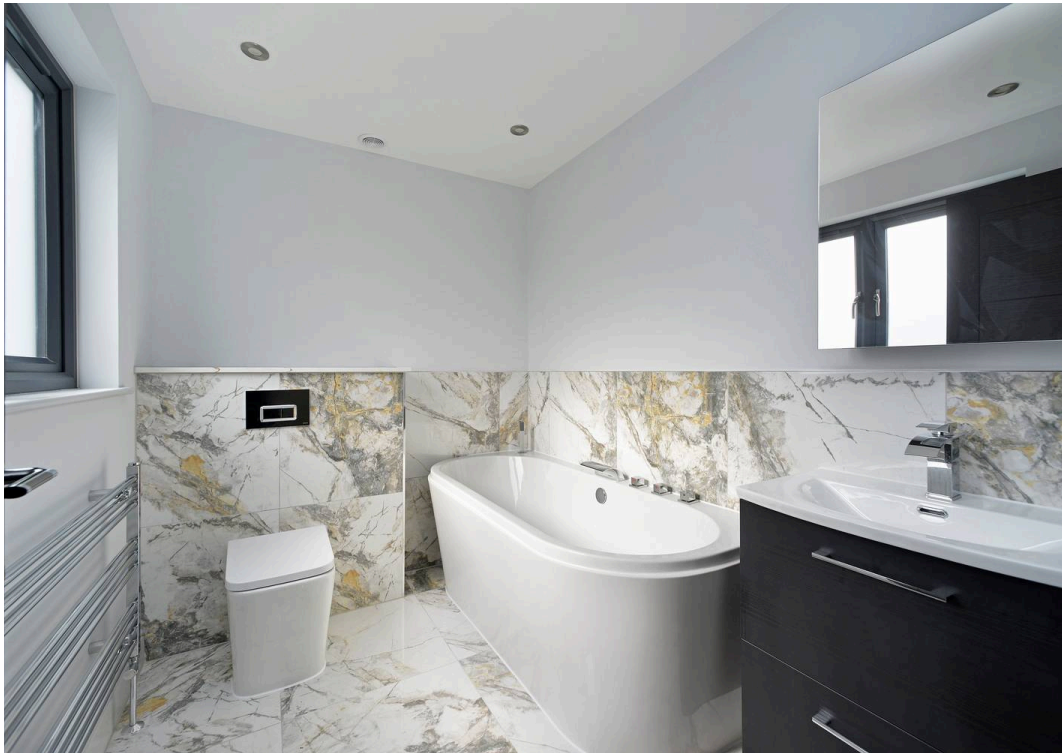
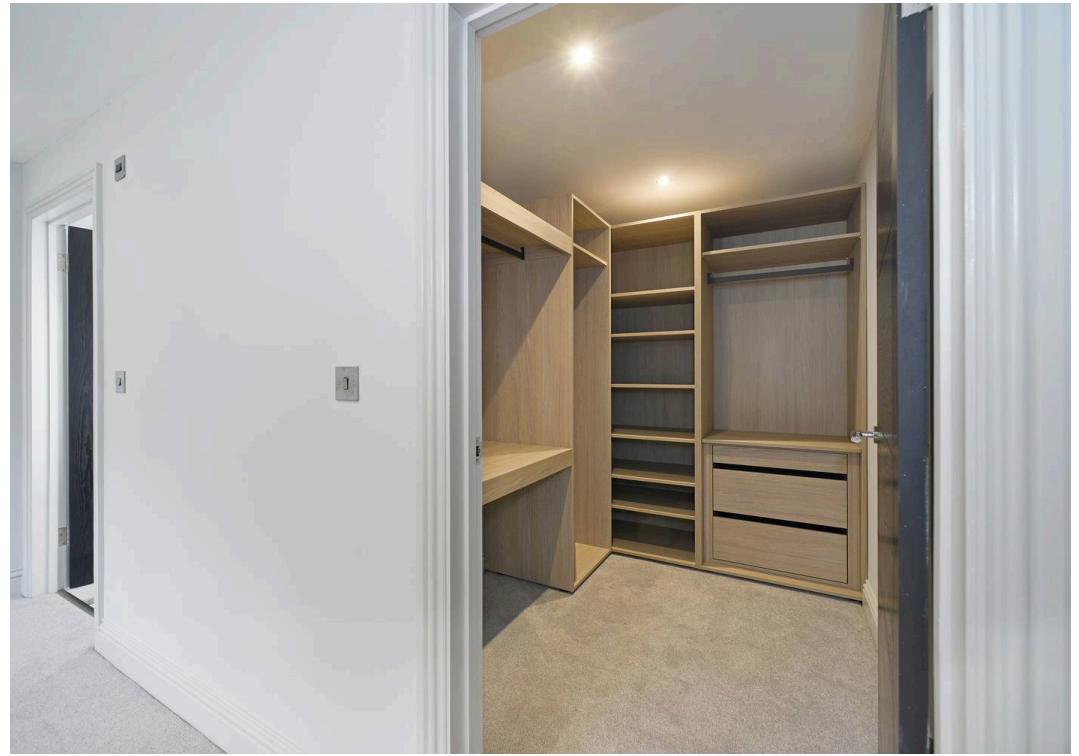


Approximate Gross Internal Area
House = 229.8 sq m / 2472 sq ft
Garage = 37.9 sq m / 408 sq ft
Total = 267.7 sq m / 2880 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.









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