



A truly outstanding detached contemporary home, built with award winning design including architectural detail, second to none with a high specification to match including high end fitments, air source heating and Lutron lighting system. The beautifully light and airy accommodation comprises of a full height entrance hall with guest cloakroom and features an elegant bespoke staircase. The expansive living space comprises of a home office, tv room and an impressive full width open plan space across the back of the house which comprises of a full height dining area, large sitting area and a fully fitted kitchen/breakfast room with separate utility room. On the first floor, there is a galleried landing with 4 bedrooms, 2 en-suite shower rooms and a main bathroom. Externally, the property is accessed via a large driveway and offers extensive gardens with the overall plot of approximately 0.5 acres.



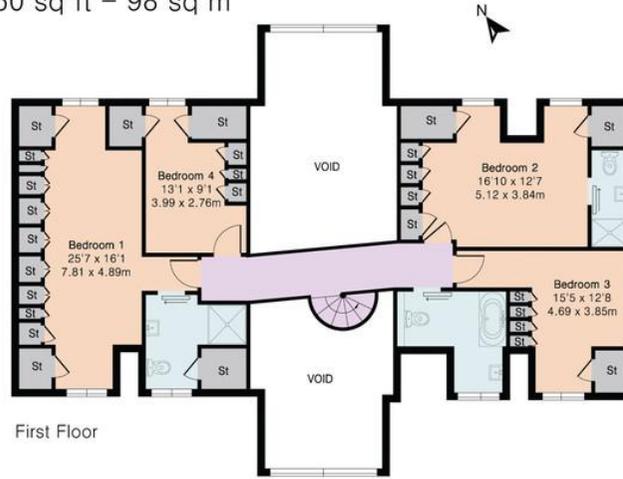




Approximate Gross Internal Area 2679 sq ft - 249 sq m

Ground Floor Area 1629 sq ft – 151 sq m

First Floor Area 1050 sq ft – 98 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.