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# Little Wakering Road, Little Wakering

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Occupying a prestigious position within a private and gated development in the highly sought-after village of Little Wakering, this exceptional four bedroom detached family home offers contemporary living at its finest. Constructed approximately eight years ago and presented to an outstanding standard throughout, the property provides around 2,087 sq. ft of beautifully designed accommodation and is offered to the market with no onward chain.

Upon arrival, the home immediately impresses with its attractive façade and generous frontage, providing off street parking for multiple vehicles. The setting offers both privacy and security, whilst remaining within easy reach of local amenities and highly regarded schools including Alleyn Court Preparatory School and Thorpe Hall School. A particular lifestyle feature of this home is the direct access to a bridle path located along the private driveway by the electric gates. This picturesque route stretches for miles, offering superb opportunities for walking, cycling and horse riding, perfectly complementing the semi-rural setting.

Stepping inside, you are welcomed by a bright and airy entrance hallway which sets the tone for the rest of the property. The spacious hallway creates a wonderful first impression and features a staircase rising to the first floor accommodation. The layout has been thoughtfully designed for modern family living, combining defined reception areas with superb open plan space to the rear.

To the right hand side of the hallway is a well-proportioned dining room, ideal for formal entertaining or family gatherings. This room also benefits from a useful utility cupboard, offering practical storage and laundry space.

To the left hand side, the property opens into an impressive high specification kitchen which forms part of the stunning open plan living space. The kitchen has been finished to an exceptional standard with quality cabinetry, integrated appliances and generous work surfaces, complemented by a central island providing additional preparation space and informal seating. This area flows seamlessly into the living space to the rear, creating a fantastic social hub for everyday living and entertaining alike. Bi-folding doors and large windows draw in an abundance of natural light and frame the spectacular outlook beyond. The east facing rear garden enjoys panoramic open farmland views, providing a peaceful and ever-changing backdrop. The orientation allows for beautiful morning sun and a wonderful sense of space and privacy rarely found. The garden offers ample room for outdoor dining, relaxation and family activities.

The first floor accommodation continues to impress, offering four well-appointed bedrooms and a contemporary family bathroom. The principal bedroom is a true highlight, benefiting from its own en suite shower room and a Juliet balcony which takes full advantage of the breathtaking open countryside views. This private retreat provides a tranquil space to unwind at the end of the day.

The remaining bedrooms are generously sized and versatile, ideal for children, guests or home office use, all finished to a high standard in keeping with the rest of the home.

Externally, in addition to the beautifully maintained rear garden, the property enjoys adjacent land covering over half an acre which is classed as grazing land. This rare addition offers a wealth of potential for those seeking additional outdoor space, whether for lifestyle, hobby or future possibilities, subject to the necessary consents. Little Wakering is a charming and well-connected village offering a blend of countryside living with convenient access to nearby towns and transport links. The property's location within a gated development enhances its exclusivity while maintaining a welcoming community feel.

This outstanding home combines modern construction, generous proportions, spectacular views, direct bridle path access and a highly desirable village setting, making it an ideal purchase for families seeking space, quality and lifestyle.

Agent Note: Detailed planning consent has been granted for a two storey side extension (planning application reference 23/00199/FUL).

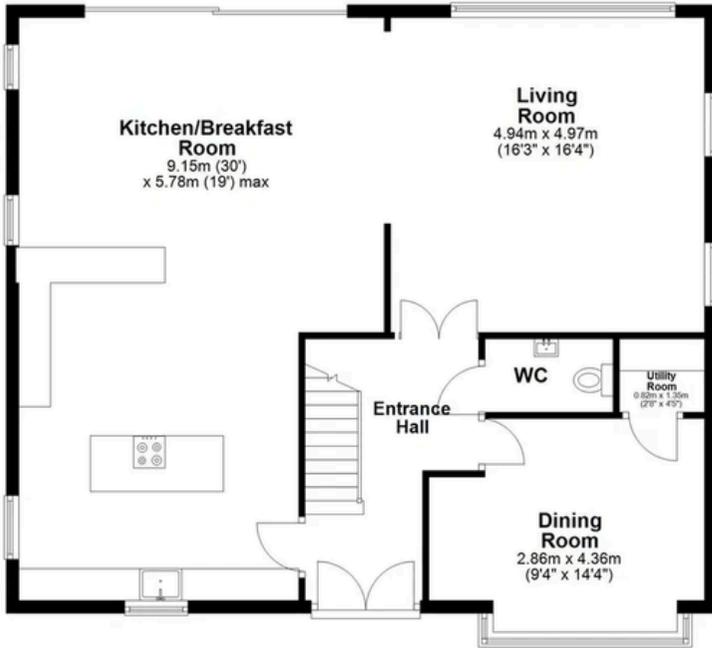
- CLOSE TO ALLEYN COURT PREPARATORY AND THORPE HALL SCHOOL
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- PRIVATED GATED DEVELOPMENT COMPRISES OF A FOUR BEDROOMS DETACHED FAMILY HOME
- DIRECT ACCESS TO A BRIDLE PATH LOCATED ALONG THE PRIVATE DRIVEWAY BY THE ELECTRIC GATES
- A MASTER BEDROOM THAT BENEFITS FROM AN EN SUITE AND A JULIET BALCONY WITH SPECTACULAR VIEWS
- ADJACENT LAND COVERING OVER HALF AN ACRE CLASSED AS GRAZING LAND
- DETAILED PLANNING CONSENT GRANTED FOR A TWO STOREY SIDE EXTENSION (PLANNING APPLICATION REFERENCE 23/00199/FUL)
- THE ADVANTAGES OF NO ONWARD CHAIN
- EAST FACING REAR GARDEN WITH PANORAMIC OPEN FARMLAND VIEWS
- COUNCIL TAX BAND F



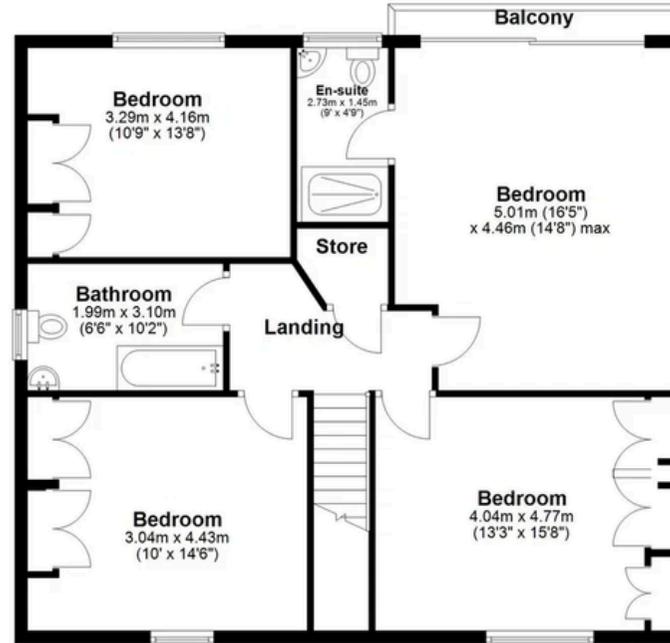




**Ground Floor**  
Approx. 99.6 sq. metres (1071.8 sq. feet)



**First Floor**  
Approx. 94.4 sq. metres (1015.6 sq. feet)



Total area: approx. 193.9 sq. metres (2087.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Little Waking Road**

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | 92        |
| (81-91) <b>B</b>                                   | 86                      |           |
| (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 |           |

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