



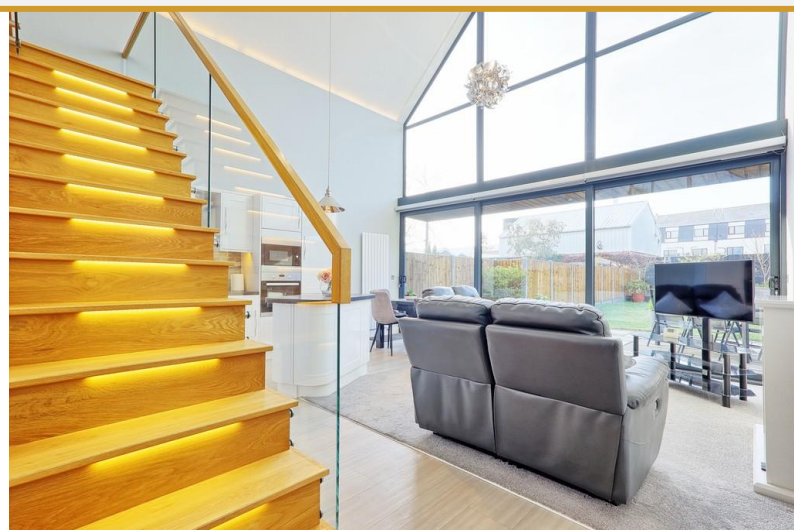
Brown & Brand



Church Road  
Hadleigh, SS7 2DW

- Three Bedroom Stunning Detached House
- Contemporary living spaces designed for style and comfort
- High-quality Heat recovery ventilation system throughout
- Generous, light-filled rooms with modern finishes

**Offers In Excess Of £500,000**





## Property Description

This exceptional detached SIP (Structural Insulated Panel) home is cleverly designed to maximise space and light, featuring stunning double-height ceilings that create a remarkable sense of openness. An elegant viewing gallery overlooks the lower floor, enhancing the home's airy ambience. The feature oak staircase, complete with integrated lighting and sleek glass balustrades, adds a contemporary and sophisticated touch. With striking architectural details throughout, the property combines dramatic interior appeal with carefully considered layouts that make the most of natural light. Offered with no onward chain, this home provides a rare opportunity for modern, stylish, and thoughtfully designed living.



## ACCOMMODATION COMPRISES

Approached via side composite door with obscure side glass panelling giving access to:

### OPEN PLAN LOUNGE/ KITCHEN AREA WITH VIEWING GALLERY

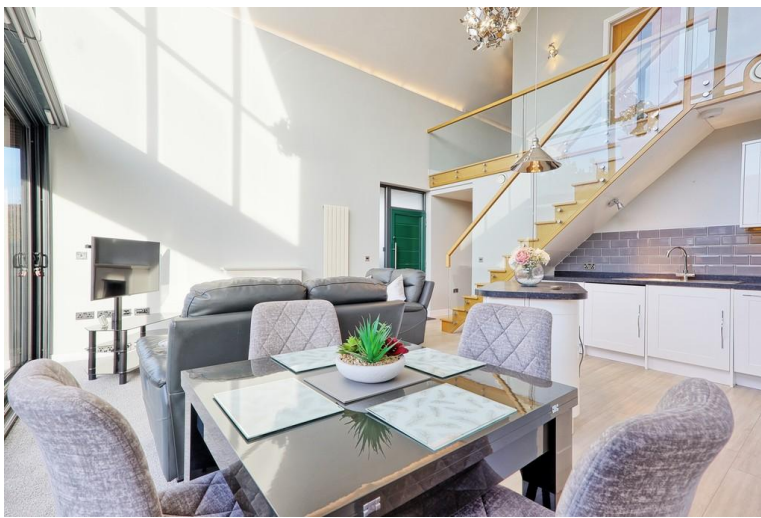
Impressive open-plan, double-height main living area with a stunning viewing gallery overlooking the space below.

### LOUNGE / KITCHEN AREA

18' 9" x 18' 1" (5.72m x 5.51m)

### LOUNGE AREA

A stunning and spacious lounge filled with natural light, featuring an electric feature fireplace and TV point. Hardwired for internet connection. Fitted carpet with double-glazed sliding doors opening directly onto the garden. Enhanced by a sleek designer radiator and remote-controlled blinds for modern comfort and style.



### KITCHEN AREA

A beautifully fitted kitchen featuring white gloss units at both base and wall level. The kitchen incorporates a one-and-a-half stainless-steel sink with tap and drainer, an induction hob with extractor fan above, and stylish tiled splash backs. Integrated appliances include a dishwasher, washing machine, tumble dryer, electric oven, microwave, fridge, and freezer. The space is finished with durable LVT flooring and benefits from a breakfast island offering multiple storage drawers and side cupboards. A cupboard discreetly houses the wall-mounted boiler, and a smoke alarm is installed for added safety.



### ENTRANCE HALLWAY

19' 2" x 3' 5" (5.84m x 1.04m) Luxury vinyl tile (LVT) flooring with a contemporary designer radiator. Smooth plastered ceiling incorporating inset spotlights and a mains-linked smoke alarm. A dedicated storage cupboard provides access to the main consumer board and solar panel meter counter.





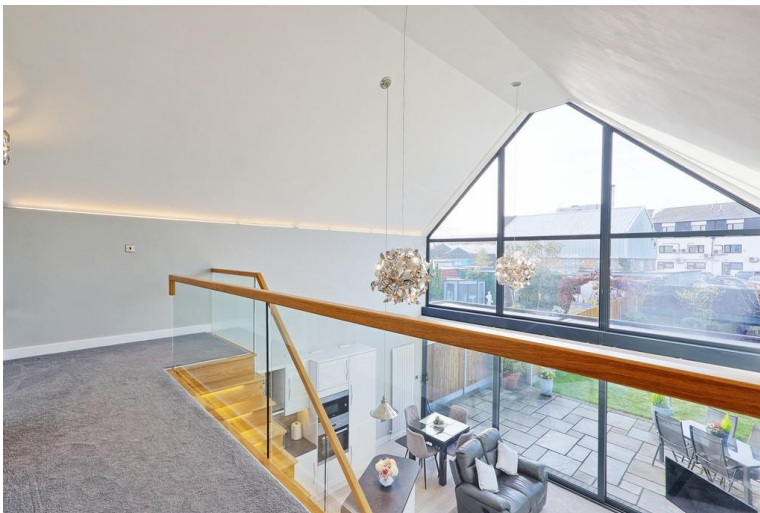
## **BATHROOM**

13' 3" x 5' 6" (4.04m x 1.68m) This stunning suite features a spacious shower cubicle, a contemporary vanity unit with integrated storage and mixer tap and WC. Fully tiled walls and flooring complement a heated towel rail. The smooth plastered ceiling incorporates inset spotlights. Additional features include an obscure double-glazed side window, extractor fan, and a wall-mounted mirror.



## **BEDROOM TWO**

14' 3" x 11' 7" (4.34m x 3.53m) A generously sized room featuring fitted wardrobes and fitted carpet. The smooth plastered ceiling incorporates inset spotlights, complemented by a contemporary designer radiator. Double-glazed patio doors open to the front aspect, allowing plenty of natural light.



## **BEDROOM THREE**

12' 2" x 11' 2" (3.71m x 3.4m) Fitted carpet with a smooth plastered ceiling incorporating inset spotlights. A contemporary designer radiator and sliding double-glazed patio doors to the front aspect complete the space.

## **FIRST FLOOR ACCOMMODATION**

Approaching the first floor, stunning oak stairs with integrated lighting and glass balustrade lead into an impressive viewing gallery, creating a striking sense of space and light.

## **LANDING**

Fitted carpet with a vaulted ceiling and radiator. A useful storage cupboard houses the heat recovery ventilation system, with a wall-mounted Nuaire control panel for ease of use.



## **OFFICE**

9' 3" x 4' 7" (2.82m x 1.4m) Fitted carpet with an obscure double-glazed side window providing natural light. The smooth plastered ceiling incorporates inset spotlights and loft access, with multiple power points.



## MASTER BEDROOM

21' 2" x 18' 1" (6.45m x 5.51m) A stunning room featuring vaulted ceilings and glass panels, offering full sky views. Exposed wooden beams and a designer radiator add character, while a double-glazed front window, fitted carpet, and TV point complete the space. Further access to:

## ENSUITE SHOWER ROOM

With a modern three-piece suite, comprising a vanity sink unit with mixer tap, WC, and shower cubicle. The ensuite features fully tiled walls, Lino flooring, a heated towel rail, and a smooth plastered ceiling with inset spotlights.



## REAR GARDEN

A south-facing rear garden, perfect for enjoying the sun, with a paved patio area and the remainder beautifully laid to lawn. The space is enhanced by outside lighting, gated side access, and convenient external electric points-ideal for alfresco entertaining or relaxing outdoors.



## PARKING

The property benefits from off-street parking to the front, comfortably accommodating two cars.



### Energy performance certificate (EPC)

68 Church Road Haslemere SURREY GU27 2DW	Energy rating <b>B</b>	Valid until 13 March 2027
Property type Detached house		Certificate number 8333-7539-5410-5055-6922
Total floor area 123 square metres		

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is B. It has the potential to be A.

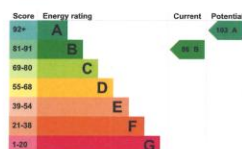
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

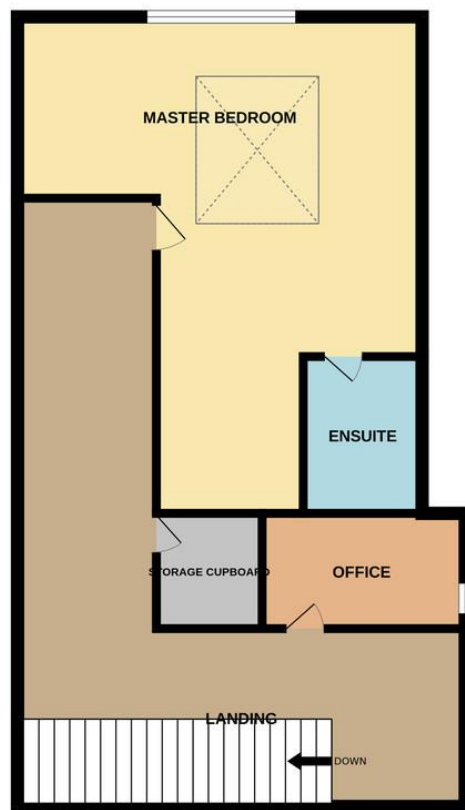
the average energy rating is D  
the average energy score is 60



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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