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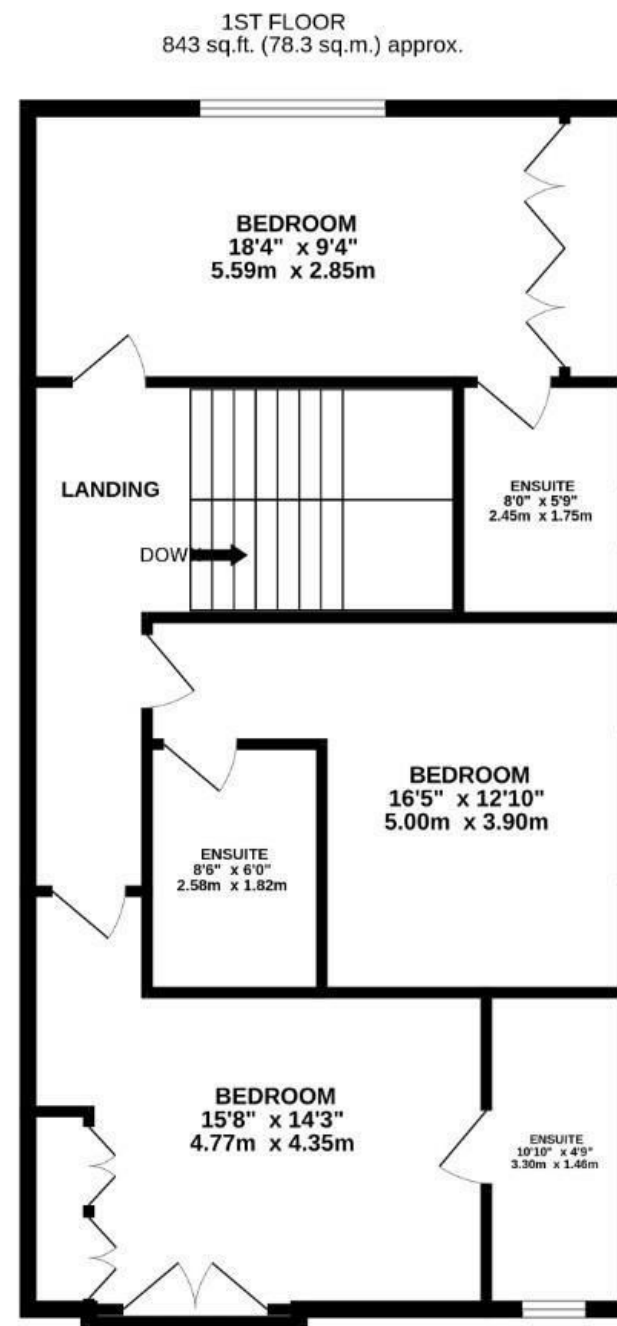
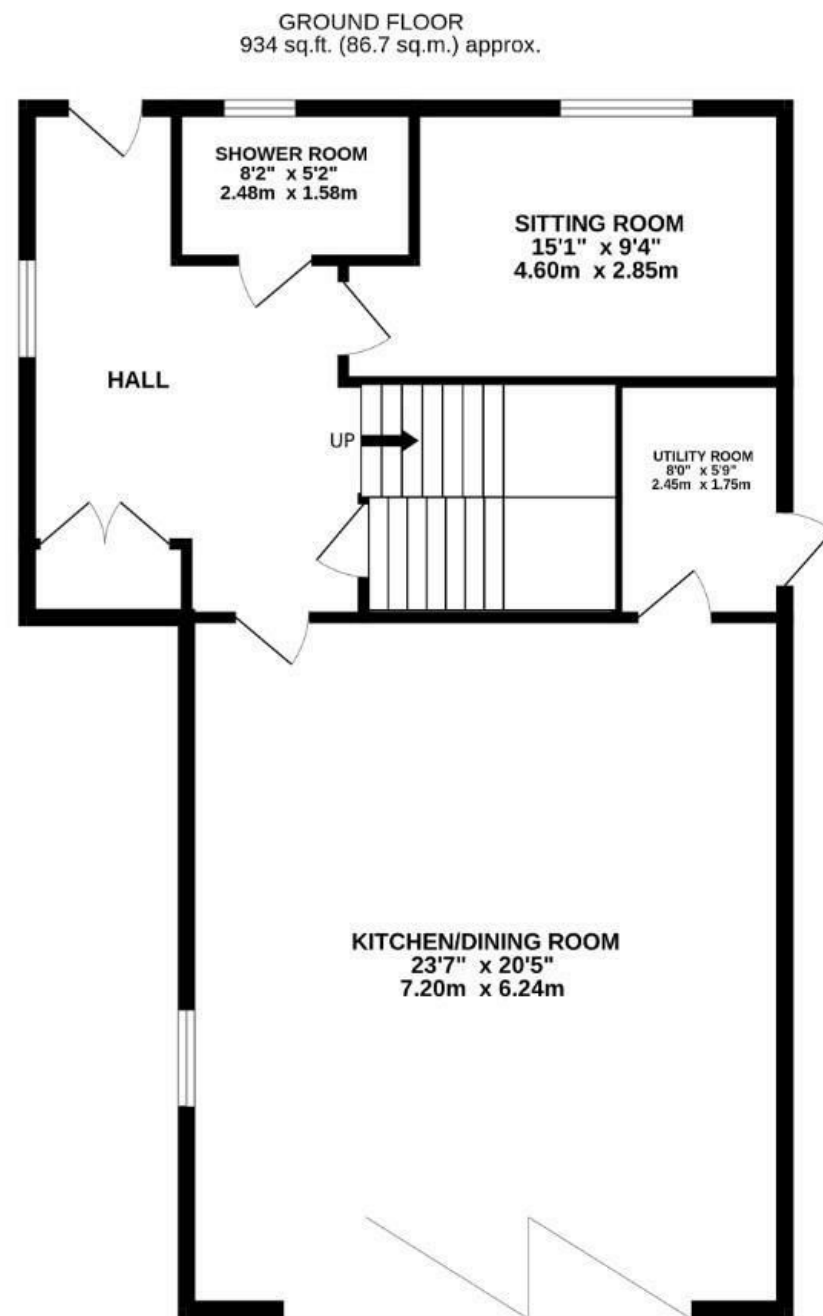
Tenure – Freehold
Covenants – Restriction for the parking commercial vehicles overnight
Annual Maintenance Charge - £2400 per annum, billed £1200 twice yearly, six months in advance.
Services – Mains Water, Sewerage, Electricity with Air Source Heating. The property also features a water softener and smart lighting.
Broadband – 300.6 Download 50.2 Upload. Wi-Fi mesh network available inside and outside the property.
Mobile Phone Coverage – Weak, however excellent service is available with Wi-Fi Calling
Flood Risk – Very Low











TOTAL FLOOR AREA : 1776 sq.ft. (165.0 sq.m.) approx.
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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Tenure: Freehold
Council Tax Band: G

- STUNNING CONTEMPORARY FOUR BEDROOM DETACHED HOME
- STRIKING OPEN PLAN KITCHEN/LIVING AREA WITH UTILITY ROOM
- FLEXIBLE LIVING ACCOMMODATION WITH GROUND FLOOR SHOWER ROOM
- THREE EN-SUITE BATHROOMS
- GENEROUS PLOT OVERLOOKING COMMUNAL WOODED AREA
- PRESTIGE DEVELOPMENT OF ONLY THIRTY ONE HOMES SET ON A TWENTY ACRE SITE
- GATED ENTRANCE AND ACCESS TO A PRIVATE LAKE
- WALKING DISTANCE TO MAINLINE STATION AND VILLAGE PUB/RESTAURANT
- EPC RATING B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	88	
(69-80) C		
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.