



## Fulford House Forest Lodge

£480,000

- Architect-Designed Contemporary Home - A distinctive, design-led new build combining modern architecture with a thoughtfully designed layout.
- Private Woodland Setting - Peaceful, secluded surroundings offering a rare sense of retreat while remaining well connected.
- Exceptional Open-Plan Living Space - Light-filled interiors with extensive glazing and bi-fold doors creating seamless indoor-outdoor flow.
- Principal Suite with Balcony - A standout main



 4  2  1



## About the property

Fulford House is an architect-designed contemporary residence set within a tranquil woodland setting, created for buyers seeking a modern lifestyle home that balances design, space and connectivity.

The property's bold architectural form is complemented by expansive glazing and bi-fold doors, allowing natural light to flood the interiors while visually connecting the living spaces to the surrounding greenery. The result is a home that feels both spacious and calm, perfectly suited to modern living.

At its heart lies a generous open-plan kitchen, dining and living area designed for flexibility and flow - ideal for entertaining, family life or remote working. Integrated appliances, a central island and clearly defined yet connected zones ensure the space is both stylish and practical. Upstairs, four well-proportioned bedrooms provide comfortable accommodation, including a standout principal suite featuring an en-suite shower room and a private balcony overlooking the woodland. This elevated outlook enhances the sense of privacy and retreat that defines the home.

Externally, the property benefits from a substantial driveway providing parking for multiple vehicles alongside a wrap-around garden offering space for outdoor living, relaxation and future landscaping potential.

## Accommodation

### Entrance Hall

Entrance through a composite door to the side with under stair storage. Providing access to the first floor, a cloakroom and the open plan living areas.

### Cloakroom

A cloakroom with a w.c and wash hand basin.

### Lounge Area

17' 1" x 10' 1" ( 5.21m x 3.07m )

Open plan to the kitchen and second lounge area with floor to ceiling windows and bi-folding doors providing access to the rear garden.

### Kitchen Area

21' 1" x 10' 1" min ( 6.43m x 3.07m min )

Open plan family room with a contemporary style kitchen. Offering integrated appliances which consist of an oven, hob, microwave, fridge freezer, washing machine and dish washer. Further benefiting from a kitchen island with base units.



### Reception Room Two

15' 3" x 9' 4" ( 4.65m x 2.84m )

The second reception room can be accessed separately to the main entrance via a glass door to the front. Internally featuring floor to ceiling windows, open plan to the main lounge and kitchen area.

### Landing

The landing provides access to all four bedrooms, the family bathroom and a storage cupboard. Boasting a velux window carrying through the light and airy feel the rest of the home has to offer.

### Master Suite / Bedroom One

17' 1" x 10' 2" ( 5.21m x 3.10m )

The master suite offers the luxury of it's own fully tiled en suite shower room and bi-fold doors onto a composite decking balcony with a glass balustrade.

### En Suite

En suite shower room which has been fully tiled, with a wash hand basin and w.c.

### Balcony

A sheltered composite decking balcony with outdoor lighting. Boasting a glass balustrade, over-looking the woodlands.

### Bedroom Two

19' 5" x 9' 5" ( 5.92m x 2.87m )

A double bedroom with two floor to ceiling windows

### Bedroom Three

10' 3" x 10' ( 3.12m x 3.05m )

Third double bedroom to the front of the property.

### Bedroom Four

10' 3" x 6' 2" ( 3.12m x 1.88m )

Ideal for use of a single bedroom or home office.

### Bathroom

A fully tiled family bathroom consisting of a bath with a shower over, a wc and wash hand basin.

### External

A full wrap around garden, accessed via a large brick paved driveway suitable for multiple vehicles. Leading to a raised patio and lawn with access into two outdoor storage rooms to the front of the property. The rear garden offers ample space with a sheltered composite decking area, ideal for all year round use, a generous size patio area and a raised lawn.

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will endeavour to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.