



CARVERS
SALES & LETTINGS

Kings Head Cottages
Royal Oak, Heighington, DL2 2UJ

Offers in the region of £795,000

Detached



A superb five-bedroom detached family home set over three floors, offering spacious and contemporary living accommodation adjoining open countryside with truly exceptional views. Built with great care and attention to detail, the property forms part of an exclusive setting alongside two further building plots, ensuring a cohesive and thoughtfully designed environment once complete.

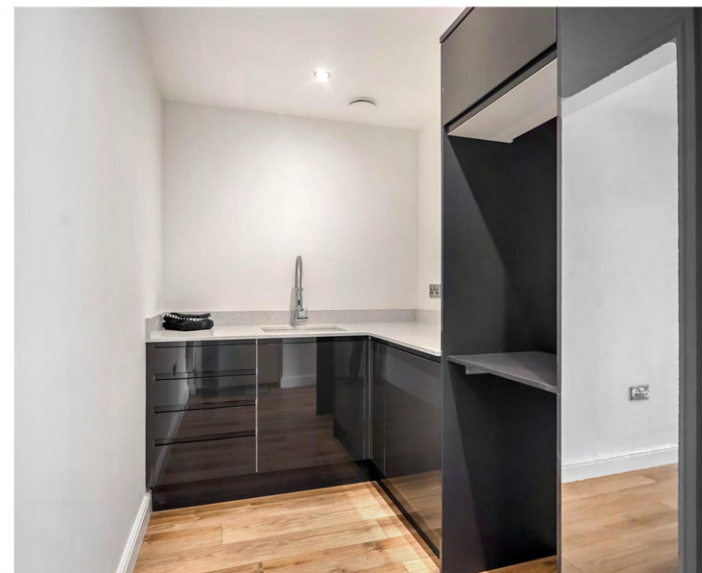
Finished to an outstanding specification and achieving an impressive A-rated energy performance (98/100), the home features triple glazing, solar panels, mechanical ventilation and air source heat pump heating for efficient, future-focused living.

The ground floor centres around a welcoming reception hall leading to three versatile reception rooms, one of which offers excellent potential as a fifth bedroom, ideal for guests or multi-generational living. The layout is perfectly suited to both everyday family life and entertaining.

A standout feature is the striking mezzanine level, creating a wonderful sense of space and light while enjoying incredible far-reaching countryside views, an ideal retreat, workspace or relaxation area.

To the first floor are four well-proportioned bedrooms, including a generous principal suite with ensuite, a further guest bedroom with ensuite shower room, and two additional bedrooms served by a contemporary family bathroom.

Externally, landscaped gardens provide an enclosed and picturesque setting, complemented by a driveway, ample off-street parking and a double detached garage with electric door and EV charging point. A beautifully considered home combining modern design, efficiency and an enviable rural outlook.



- Five-bedroom detached home arranged over three floors
- Built with exceptional care and attention to detail
- Part of an exclusive setting
- Versatile ground floor reception room / potential fifth bedroom
- Impressive mezzanine level with outstanding countryside views
- A-rated energy efficiency (98/100) with high-spec eco features

Tenure: Freehold

Services: Air source heat pump heating, mechanical ventilation, mains electric, water, sustainable drainage system.

Triple glazing

Solar panels with storage batteries

Local Authority: Durham County Council - to be confirmed, awaiting rating

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated garage)



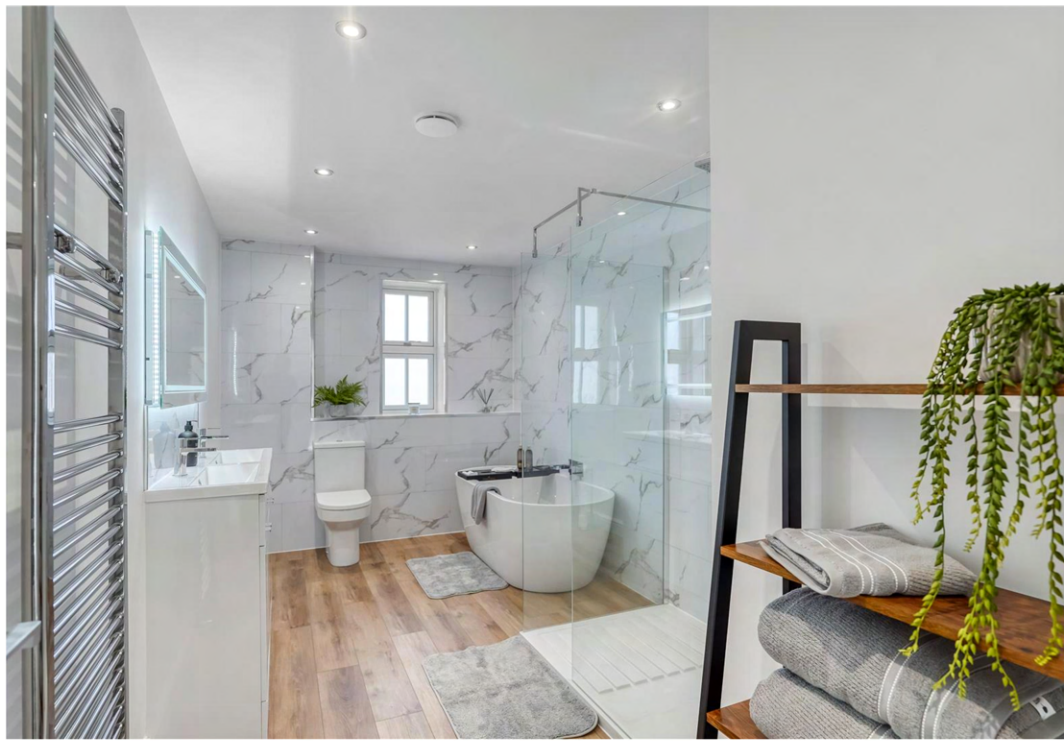
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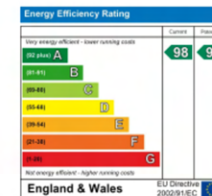
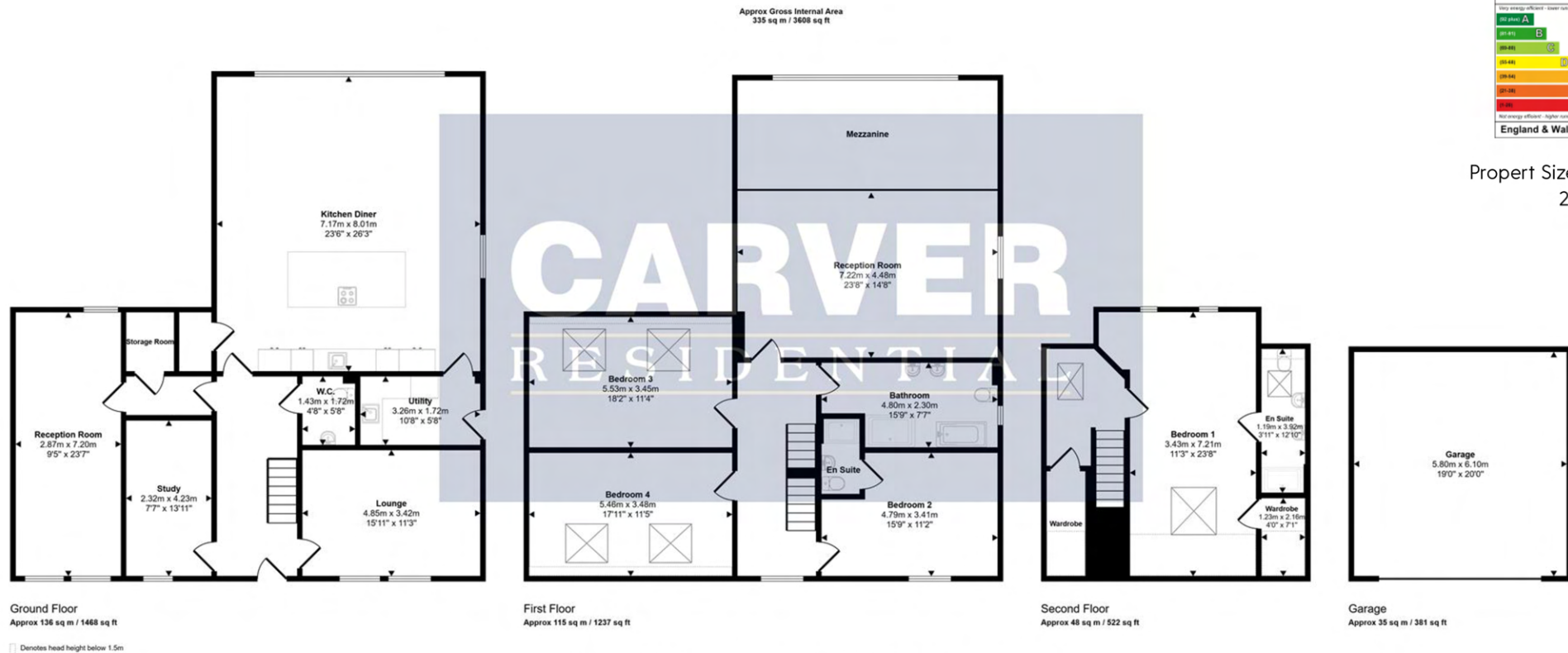












Proper Size from EPC:
2992.00 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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