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Hampton Gate, Friday, Barston

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Offers In Excess Of £925,000

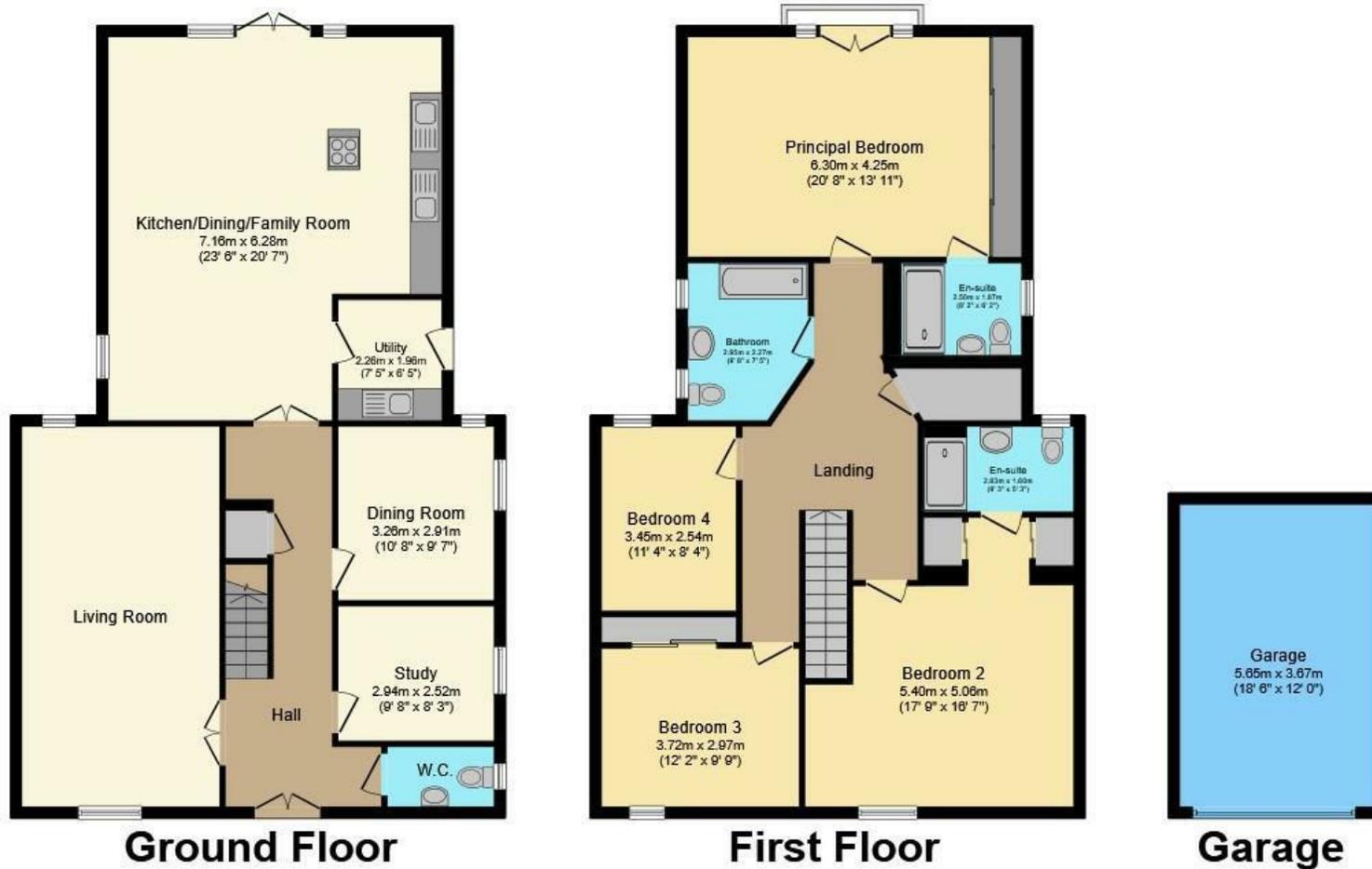
Located in the semi-rural surroundings of Friday Lane, Barston, this exclusive detached house is a former show home that exemplifies modern living. Situated within a private gated development, the property offers both security and tranquillity, complemented by ample parking and a charming private meadow at the rear.

This stunning residence boasts four double bedrooms, two of which feature en-suite shower rooms, providing both comfort and privacy for family and guests alike. The ground floor is thoughtfully designed with a separate lounge and dining room, perfect for entertaining or enjoying quiet evenings. Additionally, a dedicated study offers a peaceful space for work or study.

The heart of the home is a spacious family room that seamlessly combines a HATT kitchen, dining area, and lounge space, creating an inviting atmosphere for gatherings. The property is equipped with underfloor heating throughout, ensuring warmth and comfort during the colder months. This efficient heating system is powered by a heat source pump, while solar panels on the roof contribute to energy efficiency and sustainability.

This remarkable home is not just a place to live; it is a lifestyle choice that embraces contemporary design and eco-friendly features. With its prime location and luxurious amenities, this property is an exceptional opportunity for those seeking a modern family home in a peaceful setting.

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Total floor area 238.1 sq.m. (2,563 sq.ft.) approx

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).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

APPROACH

The property is approached via the communal gated access over a paved driveway. There is private allocated parking opposite the front of the property. Steps lead up to the double opening front door.

ON THE GROUND FLOOR

IMPRESSIVE ENTRANCE HALLWAY

Front doors offer access to an impressive hallway with Porcelanosa floor tiles and oak doors to all other rooms. Also off the hall is the useful under stairs cupboard.

DOWNSTAIRS WC

Having Porcelanosa part-tiling to walls and floor, wash hand basin with cupboard below, low level WC and ceiling spot lights.

STUDY

Having ceiling spotlights on a track and side window.

DINING ROOM

Having two windows - one to the side and one full length to the rear, and ceiling light point.

LIVING ROOM

Having large window to front, additional full height window to rear and three ceiling light points.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

KITCHEN AREA - Having a range of HATT kitchen base and wall units incorporating Siemens double oven and microwave, full size fridge, full size freezer, and Franke stainless steel sink with Quooker tap. There is a central island/breakfast bar with inset Siemens electric hob with Siemens extractor over, and Bosch drinks fridge and Bosch dishwasher fitted below - with complementary work surfaces to all. Ceiling spot lights. DINING AREA - having three ceiling lights and window to side. FAMILY ROOM - having full height French doors to rear garden - with reflective film applied to glass for privacy. The whole area has Porcelanosa tiles to the floor.

UTILITY

Having range of base units with space below for washing machine and tumble dryer - all with complementary work surfaces over and having inset stainless steel Franke sink unit. There is a side door giving access to the side of the property.

ON THE FIRST FLOOR

Stair rise with oak hand rail leads from the hallway to the FIRST FLOOR LANDING, having LED ceiling lights, and PART-BOARDED LOFT ACCESS with ladder and light. Oak doors lead to all rooms off.

AIRING CUPBOARD/TANK/STORAGE ROOM

The airing cupboard is the hub of the essential equipment which runs the central heating and electricity in the property via the air source heat pump and the underfloor heating throughout the property. This room contains all of the controls enabling easy management of a consistent temperature room by room. The property also benefits from solar panels on the roof.

PRINCIPAL BEDROOM

Having double height ceiling with light point, floor to ceiling windows with reflective film applied to glass for privacy, and wall mounted Mitsubishi air conditioning unit. DRESSING AREA - having a range of four sliding door wardrobes with hanging rails and shelving, and ceiling spotlights.

EN SUITE SHOWER ROOM

Being fully tiled with Porcelanosa tiles - having shower tray with rainfall showerhead and side screen, wash hand basin set in vanity unit with two drawers below, and low level WC. There is also an inset sliding mirror fronted cabinet over the basin with fitted electric shaver point. In addition, chrome ladder style heated towel rail and window to side.

BEDROOM TWO

Having full height window to the front, two ceiling light points and additional spot lights. DRESSING AREA having a two sets of two-door sliding wardrobes (with hanging rails and shelving), plus ceiling spot lights.

EN SUITE SHOWER ROOM

Being fully tiled with Porcelanosa tiles having shower tray with sliding doors and rainfall showerhead, vanity area with fitted wash hand basin and cupboard below, and low level WC. In addition, ladder style chrome heated towel rail, window to rear and ceiling spotlights.

BEDROOM THREE

Having three sliding door wardrobes with hanging and shelving, window to front, skylight and ceiling light point.

BEDROOM FOUR

Having window to rear and ceiling light point.

FAMILY BATHROOM

Being fully tiled with Porcelanosa tiles having fitted bath (small storage cupboard at end) with rainfall shower head and hand held shower over together with side screen, wash hand basin with cupboards below, low level WC, ladder style chrome heated towel rail and spotlights to ceiling.

OUTSIDE

REAR GARDEN & ACCESS TO PRIVATE MEADOW

The rear garden enjoys a SOUTH WESTERLY aspect and has a paved terrace, lawned area surrounded by flower beds, inset water feature and round to the side there is a GREENHOUSE. There are two garden gates - one leads from garden to garage and three parking spaces., the second gate leads to the side/front of the property. There is also a shared private enclosed MEADOW to the rear of the development which can be enjoyed by all the residents. This area is ideal for children to play, dog-walking and summer picnics.

GARAGE EN BLOC & PARKING

Located at rear of the property - accessed from the rear garden. There is also a LOFT which is boarded and is accessed via loft ladder.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band G.

SERVICES

Hunters understands from the vendor that mains drainage, electricity and water are connected to the property, however, we have not obtained verification of this information. There is no gas supply. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property. Heating is by way of air source heat pump and solar panels.

SOLAR PANELS

We are informed by the current vendor that the property has fitted solar panels – documentation has not been verified.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property. Various carpets, curtains and light fittings etc may be available by separate negotiation with the vendors.

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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. 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.









