



## Howgill Way, , Brampton, CA8 1AF

- Modern Detached Family Home
- Sought After "Winchester Place" Story Homes Development
- Spacious Living Room with Front Aspect
- Luxurious Four-Piece Family Bathroom
- Block-Paved Driveway & Integral Garage
- Pristine Condition Throughout
- Beautiful Open Plan Dining Kitchen with Bi-Folding Doors & Island
- Four Bedrooms with Master En-Suite
- Generous Rear Garden with Patio
- EPC - B

**Offers In Excess Of £325,000**



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## DESCRIPTION

A newly constructed and detached four bedroom Story Home, offered in a pristine condition throughout and providing a perfect space for modern family living and entertaining. From the moment you step through the front door, the quality of accommodation is second to none, with a spacious front aspect living room and a beautiful open plan dining kitchen with integrated appliances, central island and bi-folding doors overlooking the turfed rear garden. Heading upstairs, the four bedrooms are all of excellent proportions including the master bedroom benefitting a luxurious en-suite. Completing this exceptional home is a fantastic rear garden with patio, a block-paved driveway and integral garage. A viewing is highly recommended to appreciate the quality and location of this home.

The accommodation, which has dual-zone gas central heating and double glazing throughout, briefly comprises hallway, living room, dining kitchen, utility room and WC/cloakroom to the ground floor with a landing, four bedrooms, master en-suite and family bathroom on the first floor. Externally there is off-road parking to the front, integral garage and an enclosed rear garden. EPC - B and Council Tax Band - E.

Winchester Place is conveniently located within Bampton, just off Carlisle Road and within walking distance of the town centre and William Howard School. The market town boasts many amenities including doctors' surgery, shops, public houses and both primary and secondary schools. Access to the A69 within minutes with the M6 motorway being within 15 minutes drive. Hadrian's Wall, Bampton Golf Club and Talkin Tarn are all within a short drive, with the Lake District National Park being within 45 minutes drive.









Ground Floor



Floor 1

**HUNTERS**  
HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>  
1462.02 ft<sup>2</sup>  
135.83 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Viewings

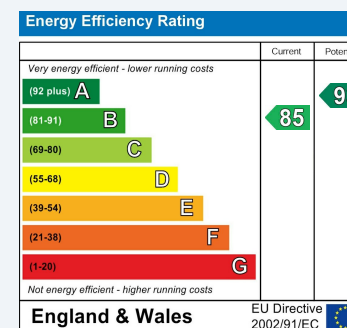
Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.