





A striking four-bedroom detached home offering beautifully appointed accommodation, an exceptional open-plan living kitchen, three bathrooms and superb gardens backing onto open countryside. Extensively renovated throughout, the property combines bold contemporary styling with impressive energy-efficient technology and a comprehensive programme of structural and mechanical improvements.



Accommodation

Set behind a gated entrance, the property immediately creates a strong first impression. A substantial gravelled driveway provides generous off-road parking, while the crisp rendered façade, contrasting dark-framed windows and characterful timber-framed porch give the home a distinctive contemporary appearance.

The renovation has included a complete new roof, insulated to current standards, together with the replacement of all windows and external doors. The property has also been thermally insulated throughout in accordance with 2023 standards, helping to create a comfortable and energy-efficient home.

Stepping inside, the spacious entrance hallway establishes the quality found throughout. Large-format tiled flooring, modern column radiators, stylish internal doors and a monochrome staircase create a smart, cohesive finish. From here, the accommodation flows naturally into several versatile reception spaces.

The separate living room provides a calm and comfortable retreat, with a front-facing window bringing in plenty of natural light. Decorative timber panelling creates an attractive media wall, giving the room a polished yet welcoming feel.

Across the hallway is an impressive games and entertainment room. Atmospheric lighting, fitted media displays and space for gaming, darts and relaxed seating make this a fantastic room for entertaining. Equally, it could become a cinema room, home office, playroom or additional family lounge if preferred.

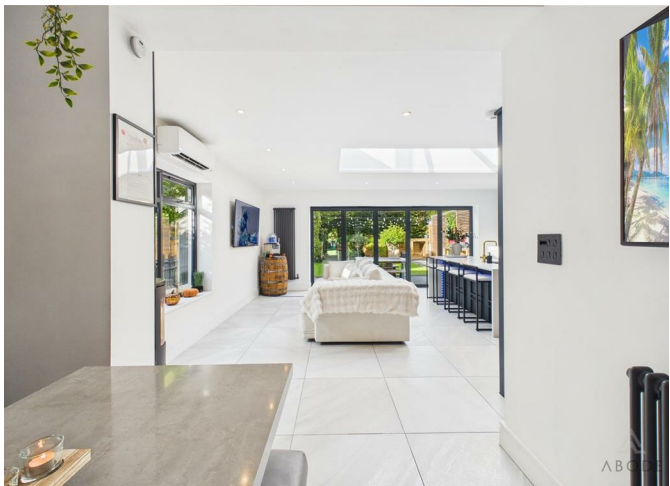
Undoubtedly the heart of the home is the spectacular kitchen and living area. This bright and beautifully designed space is flooded with natural light from two large roof lanterns, a broad bank of bi-fold doors.



The kitchen is fitted with an extensive range of sleek navy cabinetry, complemented by pale work surfaces and elegant brass-coloured fittings. A substantial central island provides further storage, an inset sink and informal seating, making it ideal for everything from busy family breakfasts to evening drinks with friends. Integrated appliances and a full-height bank of cabinetry maintain the room's clean, streamlined appearance.

Alongside the kitchen is a generous living area with space for large sofas and a professionally installed Morsø 5kW log-burning stove, creating a sociable yet cosy environment.



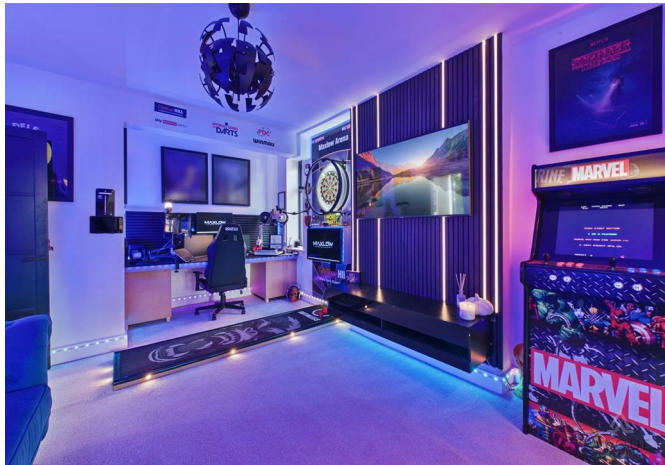




throughout the year. The bi-fold doors open directly onto the garden, effortlessly connecting the interior with the outside entertaining space during the warmer months.

A Mitsubishi smart air-conditioning system offers additional comfort and can be controlled remotely, while the brand-new central-heating system features intelligent dual-zone controls for efficient and flexible temperature management.

A defined dining area sits just off the main living space and provides an ideal setting for family meals or more formal occasions. The adjoining utility room offers valuable additional storage and laundry facilities, keeping the main kitchen free from everyday clutter. A separate ground-floor WC completes this part of the accommodation.



The ground floor also includes a well-proportioned fourth bedroom with its own contemporary en-suite shower room. This is an excellent arrangement for guests, an older child or a family member seeking a greater degree of independence. It could also serve as a private home office or treatment room without compromising the bedrooms upstairs.

On the first floor, the principal bedroom is a particularly impressive retreat. The room benefits from built-in wardrobes and a Juliet balcony overlooking the rear, while an adjoining dressing area adds further practicality and reinforces the suite-like feel.

Bedroom two is another spacious double bedroom and benefits from its own en-suite shower room. Bedroom three is also comfortably proportioned, with ample space for bedroom and study furniture.

The luxurious family bathroom has been designed to make a statement, accessed from both the master and bedroom three. It features a freestanding bath with built in TV, a large walk-in shower with black-framed glazing, contemporary sanitaryware and a dramatic living-wall-style feature illuminated by a neon sign. Rooflights introduce an

abundance of natural light while maintaining privacy.

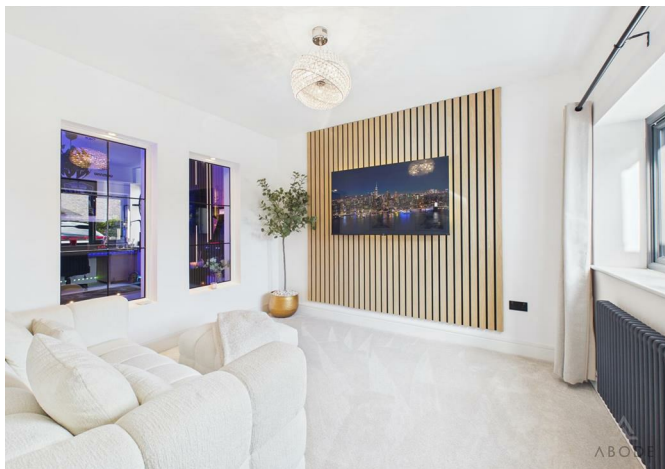
Beyond its immaculate presentation, the house has undergone extensive behind-the-scenes improvements. The electrical and plumbing systems were completely renewed in 2023, while the ground floors were taken up, insulated and replaced with a new concrete base before being signed off following completion.

Energy efficiency is further enhanced by a 6kW solar installation comprising 15 panels and two battery-storage units. The system remains under guarantee and has been configured with Smart Export, allowing surplus electricity to be returned to the grid.

A comprehensive Hikvision CCTV system provides coverage around the house and garden, adding an extra layer of security and reassurance.

Outside, the rear garden has been designed for both entertaining and easy maintenance. A paved terrace immediately outside the bi-fold doors provides space for outdoor dining, while additional seating and barbecue areas create different places in which to relax throughout the day.

The professionally installed artificial lawn remains under guarantee and provides an attractive, practical space for children and pets. Established planting and mature trees add colour and privacy, while the far end of the garden enjoys an appealing open aspect across neighbouring countryside. A timber summerhouse or garden store provides useful external storage, with secure fencing and gated access completing the outside space.







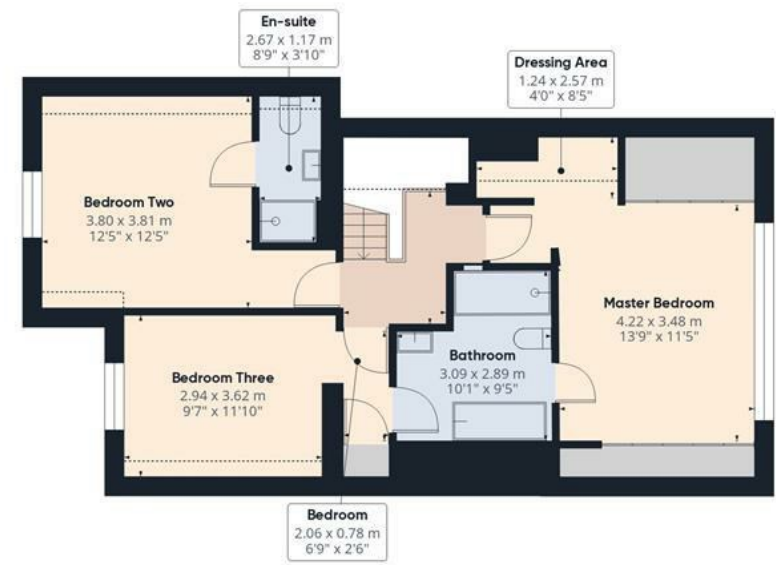








Floor 0



Floor 1



Approximate total area^m
187.1 m²
2016 ft²

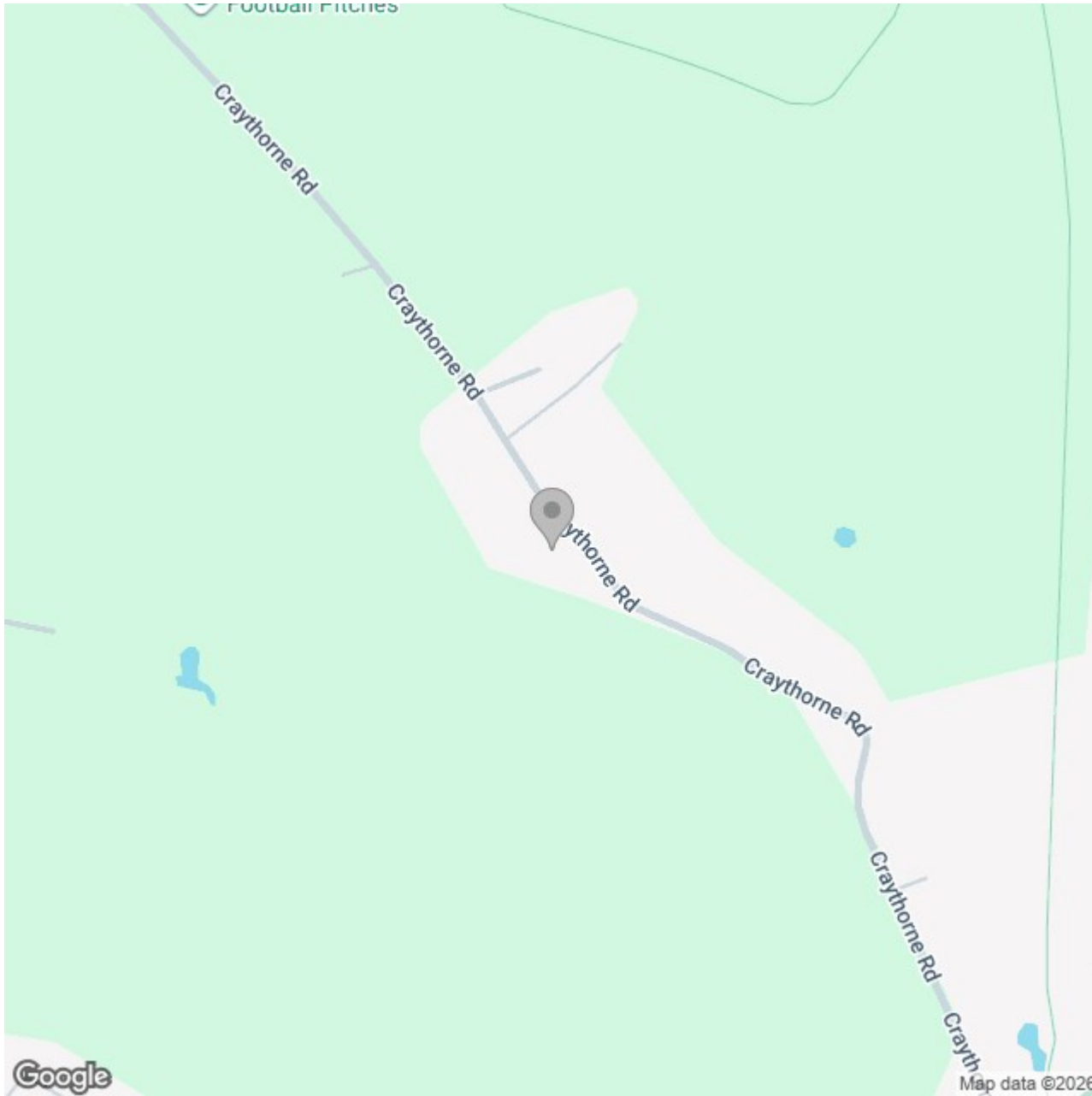
Reduced headroom
6.2 m²
67 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 	