





This beautifully extended five-bedroom home offers exceptional living space, blending contemporary design with everyday practicality. Set in a desirable location, it's ideal for modern family life and entertaining alike.

The heart of the home is a spectacular open-plan kitchen, living, and dining area, showcasing a vaulted gable-end extension with floor-to-ceiling glass, two sets of bi-fold doors, and a striking overhead lantern, creating a bright and seamless connection to the garden. The bespoke kitchen features granite worktops, premium Neff appliances, LED lighting, and ample storage—perfect for any home chef.

A separate utility room adds convenience, with matching finishes and direct outdoor access. A dedicated study offers a quiet space for working from home, while the cosy lounge features a log burner and dual-aspect windows, making it a perfect spot to unwind.

The ground floor also includes a stylish shower room, with modern tiling and fittings. Upstairs, five generously sized bedrooms are arranged around a bright landing. The principal bedroom enjoys fitted wardrobes and a sleek en-suite, with Bedroom Two also benefiting from its own private shower room.

A luxurious family bathroom serves the remaining bedrooms, complete with a four-piece suite including a rainwater shower and freestanding bath. Throughout, the home is finished to a high standard, with quality materials, smart design, and thoughtful touches.

With its spacious layout, stunning open-plan heart, and premium detailing throughout, this home is a true standout. Early viewing is highly recommended.



Hallway

With ceramic tiled flooring throughout, two central heating radiators, staircase rises to the first-floor landing, accompanied by a useful storage cupboard beneath. Internal oak doors lead to:

Utility Room

This practical utility room is fitted with matching base and eye-level storage cupboards, all topped with sleek granite work surfaces. Complementary tiling adorns both the floor and walls, enhancing durability and style. A double-glazed window to the front elevation and a side entry door provide natural light and convenient outdoor access and has underfloor heating throughout. The room is equipped with plumbing for under-counter appliances, an extractor fan, thermostat, and houses the alarm system unit, ensuring functionality and security.

Study

Offering a versatile space ideal for a home office or reading room, the study features elegant tiled flooring that flows seamlessly throughout. Comfort is maintained with a central heating radiator. Safety is prioritized with a fitted smoke alarm, and internal doors lead to various areas of the home, ensuring easy navigation.

Lounge

A welcoming and spacious lounge, bathed in natural light from three double-glazed windows positioned at the rear and side elevations. The room's centerpiece is a bespoke log-burning fireplace, set upon a granite hearth, creating a cozy ambiance. A central heating radiator ensures warmth, and a carbon monoxide detector is installed for safety.







Living/Dining Kitchen

At the heart of this home lies an exceptional open-plan living, dining, and kitchen space, thoughtfully extended to the rear to create a harmonious blend of style and functionality. The extension showcases a bespoke gable-end design with vaulted glass, complemented by two sets of bi-fold doors that seamlessly connect the indoors to the garden. A striking glass lantern overhead bathes the area in natural light, enhancing the sense of openness.

The bespoke kitchen is a culinary delight, featuring an array of matching base and high-level storage cupboards and drawers adorned with elegant granite worktops and custom handles. Equipped with premium integrated appliances, including Neff double ovens/grill, an induction hob, microwave, wine fridge, and provisions for an American-style fridge freezer, this kitchen caters to all modern needs. The addition of LED kickboard lighting and ceramic tiled flooring throughout adds to the contemporary ambiance. The extended part of the kitchen only (family area) has underfloor heating

This expansive and light-filled space is perfect for both everyday living and entertaining, offering a seamless transition between indoor comfort and outdoor enjoyment.

Shower Room/W.C.

This contemporary shower room features a frosted double-glazed window to the front elevation, ensuring privacy while allowing natural light. The suite comprises a low-level WC, a wash hand basin with mixer tap, and a shower enclosure adorned with complementary tiling. Additional features include an extractor fan and a bespoke vertically mounted central heating radiator, combining functionality with modern design.



Landing

The landing area is illuminated by a double-glazed window to the front elevation and includes a central heating radiator for added comfort. The loft is boarded and has lighting with sockets. An over-stairs cupboard houses the pressurised hot water system. Safety features such as a smoke alarm are installed, and internal oak doors provide access to the various bedrooms and bathroom.

Bedroom One

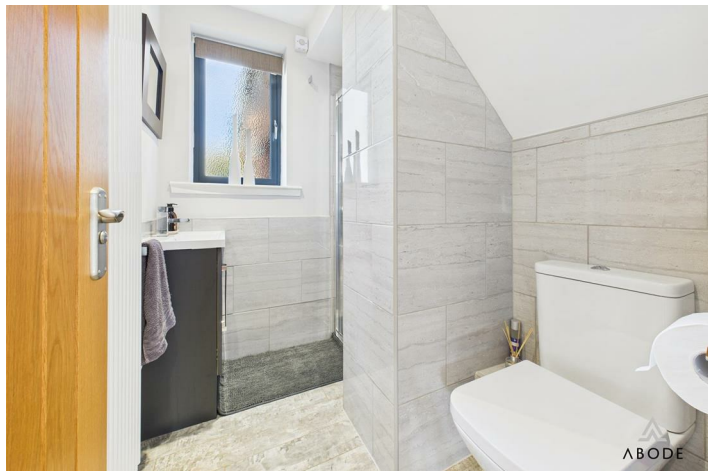
This spacious bedroom is illuminated by two double-glazed windows to the rear elevation, offering delightful views. It boasts a range of built-in fitted wardrobes with mirrored fronts and sliding doors, providing ample storage with hanging rails and shelving. A central heating radiator ensures a warm atmosphere. An internal door leads to the en-suite shower room.

En-suite

The en-suite shower room features a double-glazed window to the side elevation and comprises a three-piece suite: a low-level WC, a wash hand basin with mixer tap, and a shower enclosure with sliding glass screen and rainwater showerhead. Complementary wall tiling enhances the aesthetic, while a central heating radiator and built-in extractor fan provide comfort and ventilation.

Bedroom Two

A well-proportioned bedroom with a double-glazed window to the front elevation, allowing for natural light. The room includes a central heating radiator for added comfort. An internal oak door provides access to the en-suite shower room.



En-suite Two

This en-suite shower room comprises a three-piece suite, including a low-level WC, a vanity wash hand basin with mixer tap, and a shower cubicle with glass screen. The walls are adorned with complementary tiling, and a UPVC double-glazed window to the ceiling adds natural light. Additional features include a central heating radiator and an extractor fan, ensuring a comfortable and well-ventilated space.

Bedroom Three

A comfortable bedroom featuring a double-glazed window overlooking the rear elevation, allowing for ample natural light. The room is equipped with a central heating radiator, ensuring a cozy environment.

Bedroom Four

Situated at the front of the property, this bedroom benefits from a double-glazed window to the front elevation, filling the room with natural light. A central heating radiator ensures comfort throughout the seasons.

Family Bathroom

The well-appointed family bathroom features two frosted double-glazed windows to the side elevation, enhancing privacy while inviting natural light. The four-piece suite comprises a low-level WC, a vanity wash hand basin with mixer tap and tiled splashback, a bath with mixer tap, and a double shower cubicle with sliding glass screen and rainwater showerhead. Complementary wall tiling adds a touch of elegance, while a chrome heated towel radiator and extractor fan complete the space, ensuring comfort and practicality.

Bedroom Five

This charming bedroom offers a double-glazed window to the rear elevation, providing pleasant views. A central heating radiator maintains warmth, making it an inviting space.















Floor 0



Approximate total area⁽¹⁾

142.59 m²

1534.83 ft²

Reduced headroom

0.15 m²

1.58 ft²

(1) Excluding balconies and terraces

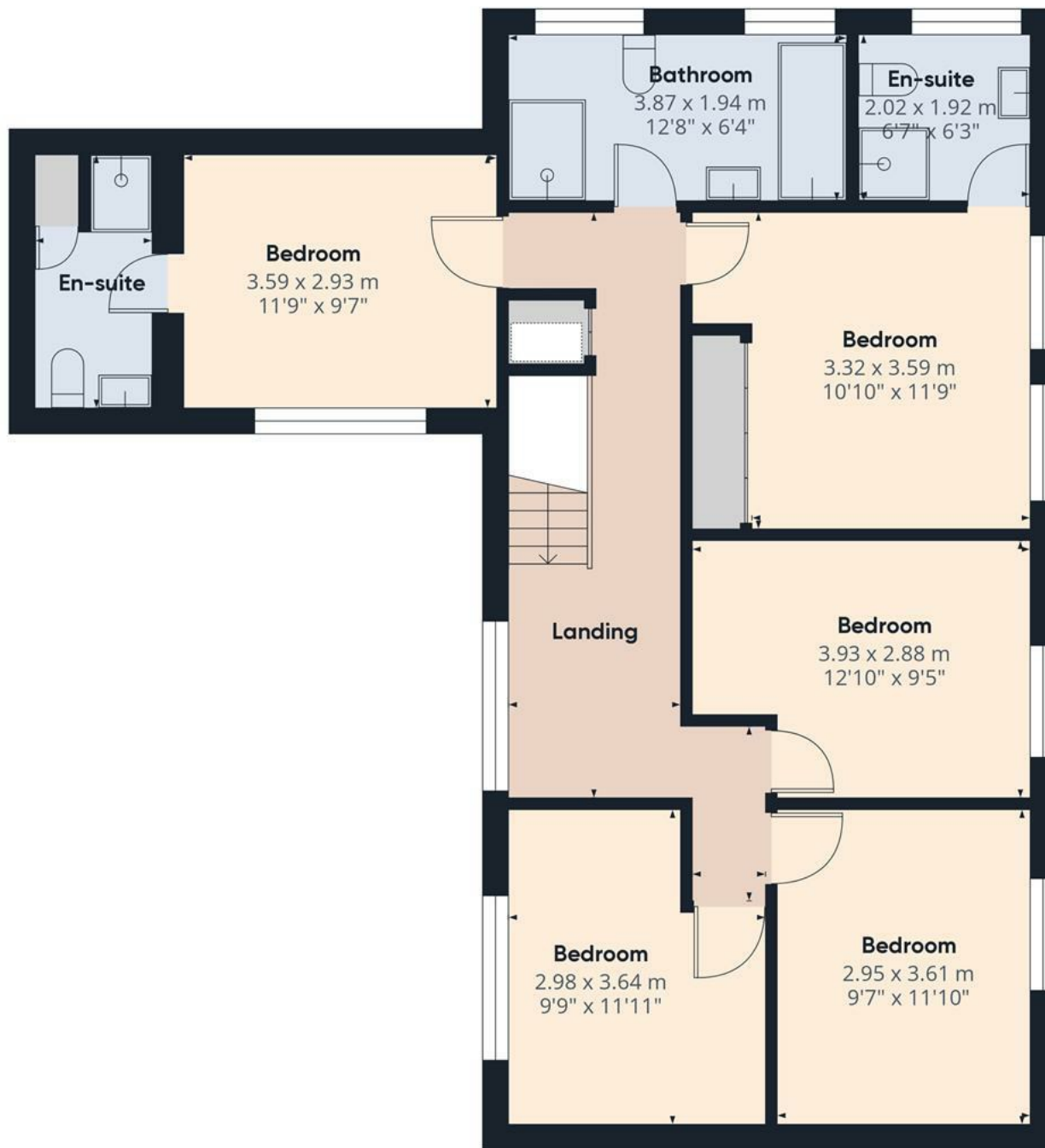
Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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Floor 1



Approximate total area⁽¹⁾

84.75 m²

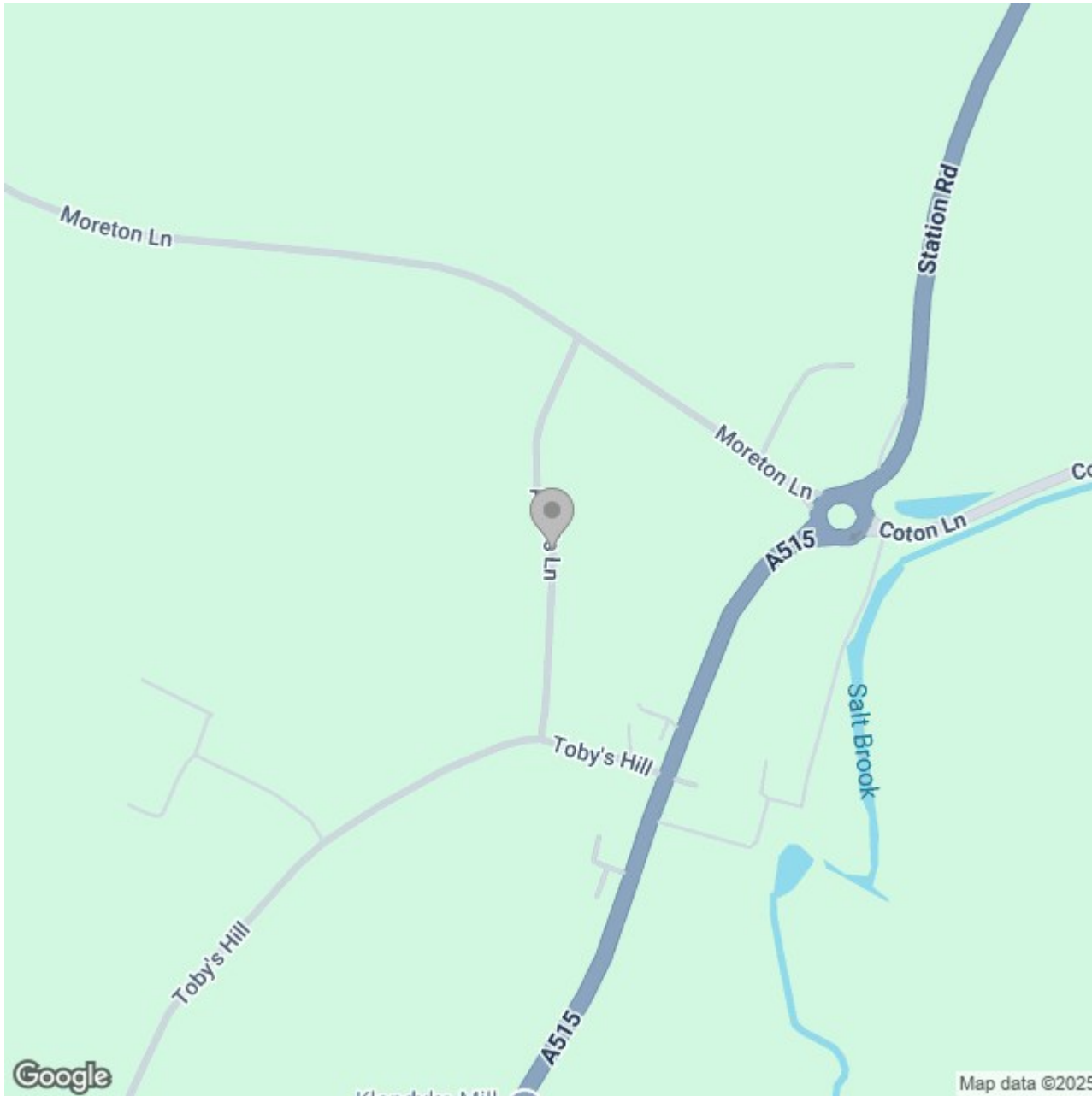
912.24 ft²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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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  | |