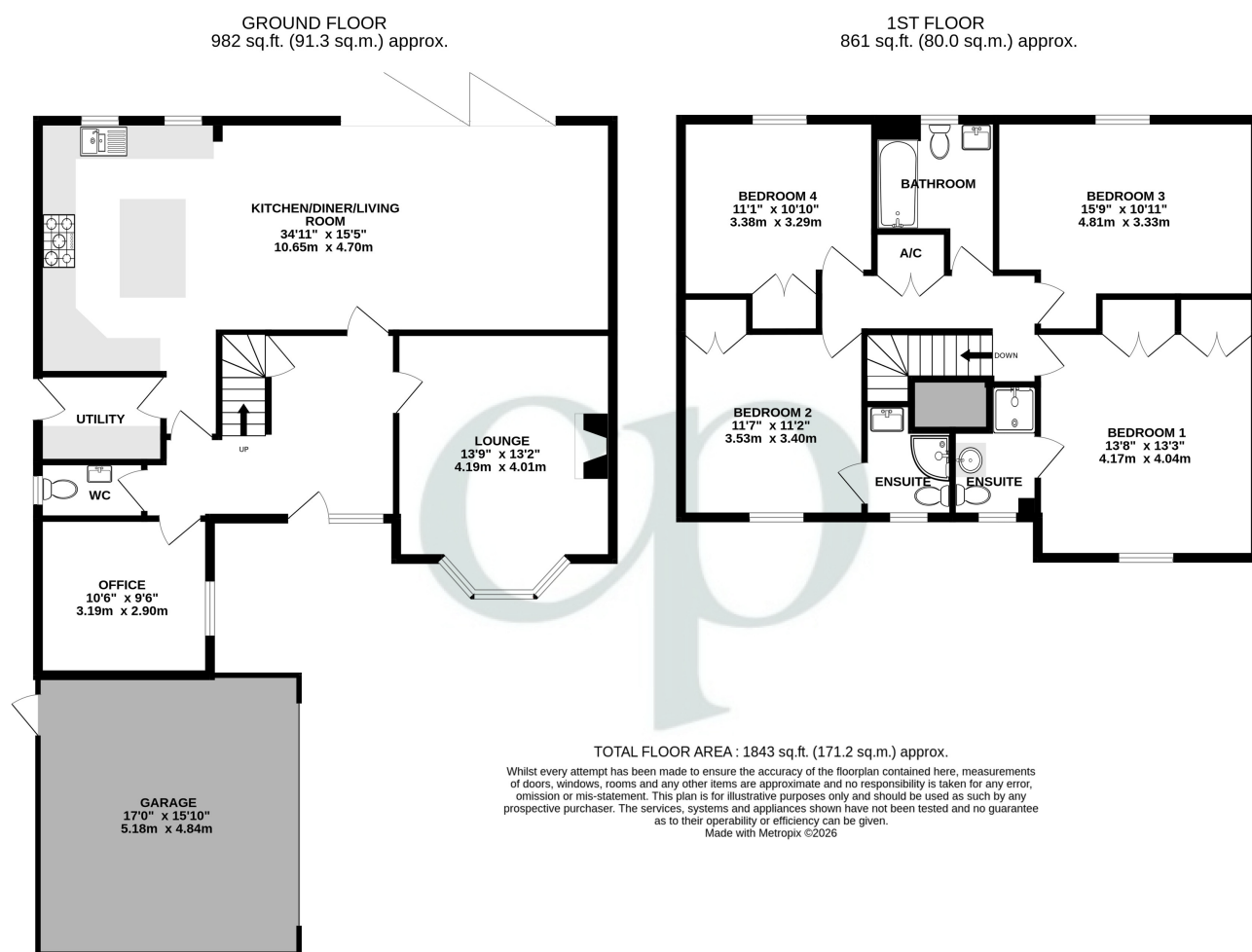




All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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properties

Tucked away in a quiet, exclusive cul-de-sac, this striking four-bedroom detached residence offers a rare blend of boutique-hotel luxury and total privacy. As the owner of the private road itself, Number 4 represents the pinnacle of village living.

- Unique freehold ownership of the entire private road, ensuring unparalleled privacy and prestige.
- A vast 34'11" x 15'5" kitchen/diner/living room designed for grand-scale entertaining.
- Floor-to-ceiling bifold doors leading to a professionally landscaped garden and an expansive porcelain patio.
- Formal lounge featuring a recessed wood-burning stove, floating oak mantel, and bespoke cabinetry.
- A generous master bedroom served by a high-end ensuite featuring a live-edge wooden vanity and contemporary black fittings.
- Four double bedrooms and a dedicated ground-floor office, perfect for modern hybrid working.

Ground Floor

Entrance Hall

Double glazed window to front with oak surround, under floor heating.

Cloakroom

Double glazed window to side, part tiling to splashback areas, wash hand basin and low level w/c, underfloor heating.

Lounge

Double glazed bay fronted window, stovax wood burner with fitted units and shelves in reveals, underfloor heating.

Study

Double glazed window to side, underfloor heating.

Kitchen/Dining/Living Area

Two double glazed windows to rear, part tiling to splashback areas, a range of base and wall mounted units with quartz work surfaces over, counter sunk 1 & 1/2 stainless steel sink and drainer with mixer tap over, island with units and wooden work surfaces over and breakfast bar, corner larder unit, integrated range cooker, microwave, dishwasher, space for american fridge freezer, bi-fold doors to garden opening on to patio, underfloor heating.



Utility Room

A range of base and wall mounted units with work surfaces over, stainless steel sink with mixer tap over, gas boiler, door to side access leading to double garage and front/side garden, underfloor heating.

First Floor

Landing

Access to loft, airing cupboard housing hot water tank.

Bedroom One

Double glazed window to front, fitted wardrobes, cast iron style radiator.

Ensuite

Double glazed window to front, part tiling to splashback areas, towel rail, suite comprising of a bespoke live-edge oak floating pedestal with stone wash hand basin, low level w/c and separate shower cubicle.

Bedroom Two

Double glazed window to front, fitted wardrobes, radiator.

Ensuite

Double glazed window to front, towel rail, fully tiled to all areas, white suite comprising of low level w/c, wash hand basin and shower cubicle.

Bedroom Three

Double glazed window to rear, cast iron style radiator.

Bedroom Four

Double glazed window to rear, fitted wardrobes, cast iron style radiator.

Bathroom

Double glazed window to rear, towel rail, part tiling to splashback areas, white suite comprising of panelled bath with shower over bath, wash hand basin, low level w/c.

Outside

Front/Side Garden

Vegetable garden

Rear Garden

Mainly laid to lawn with shrub borders and mature trees and patio seating area, access to garage

Double Garage

Attached double garage with electric up and over door.

Parking

Driveway in front of garage providing ample off-road parking for numerous cars.

NB

These are preliminary details to be approved by the vendors.

