



Asking Price £625,000

Weatherhill Road, Smallfield, RH6

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mayhews



A beautifully appointed brand-new four-bedroom detached home offering spacious accommodation over three floors, three bath/shower rooms and a superb specification throughout.

An exceptional opportunity to purchase a beautifully designed brand-new four-bedroom detached family home, forming part of an exclusive collection of just six individually designed homes, ideally positioned in the heart of the ever-popular village of Smallfield.

Designed with modern family living in mind, the property offers spacious, well-balanced accommodation finished to a high specification throughout. The welcoming entrance hall leads to an elegant living room, whilst the heart of the home is the impressive open-plan kitchen/dining room featuring integrated appliances and bi-fold doors opening onto the landscaped rear garden, creating a seamless connection between inside and out. A separate utility room provides the perfect space to house noisy appliances, while a downstairs W/C adds further everyday convenience.

The first floor offers three generous bedrooms, including the principal bedroom with its own stylish en-suite shower room, together with a contemporary family bathroom. Occupying the entire second floor is a superb guest suite, comprising a spacious double bedroom and further en-suite shower room, creating flexible accommodation ideal for guests, older children or those working from home.

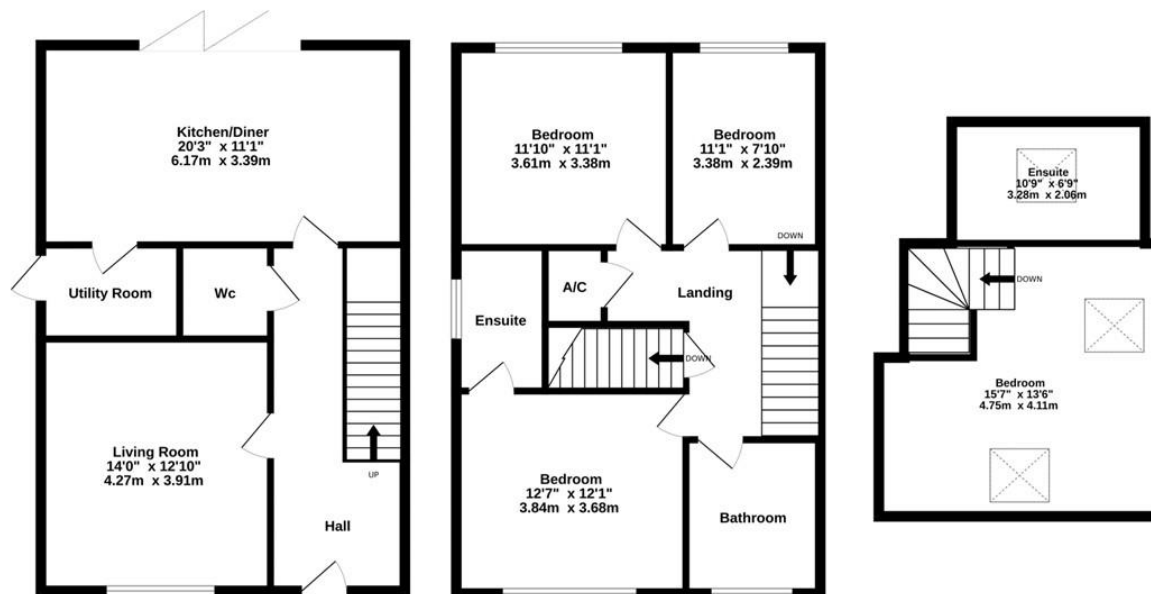
Built to modern standards of comfort and efficiency, the property benefits from an air source heat pump, underfloor heating throughout the ground floor, EV charging provision and the reassurance of a 10-year new build warranty.

Outside, the landscaped rear garden provides an attractive and private space for relaxing or entertaining. The property also benefits from two allocated parking spaces, with one conveniently located directly outside the front door and a second to the rear.

Key features

- Brand-new four-bedroom detached family home
- Spacious accommodation arranged over three floors
- Open-plan kitchen/dining room with integrated appliances & bi-fold doors
- Separate utility room and downstairs W/C
- Three bath/shower rooms, including two en-suites
- Air source heat pump & underfloor heating to the ground floor
- Two allocated parking spaces & EV charging





TOTAL FLOOR AREA : 1378sq.ft. (128.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT:

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

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