



Set against open countryside in the heart of the ever popular village of Grittleton, this exceptional four/five bedroom detached family home combines space, style, and flexibility in a truly idyllic setting.

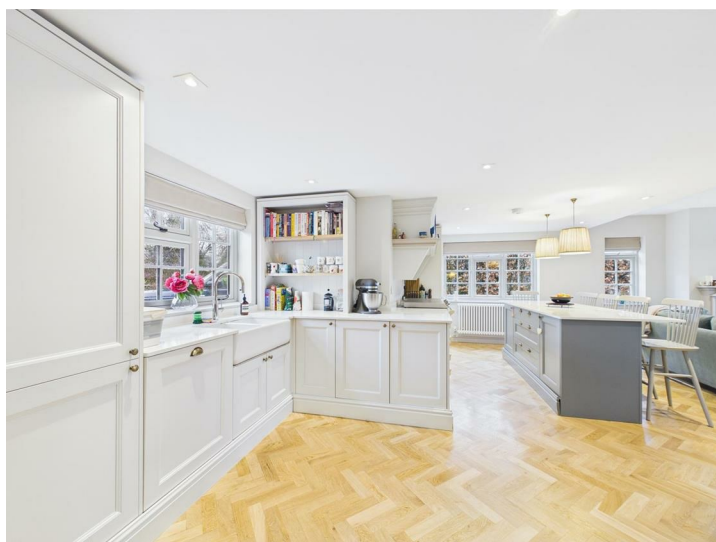
Beautifully presented throughout, the accommodation flows effortlessly over two floors. A welcoming entrance hall opens directly into the stunning, luxury fitted kitchen, complete with a breakfast bar and designed as the social heart of the home. This leads seamlessly into a spacious open-plan living and dining area, perfect for both everyday family life and entertaining. The ground floor is completed by a cloakroom, separate utility room, and a versatile snug/playroom offering endless possibilities.

Upstairs, the first floor features a generous landing, a well-appointed principal bedroom with fitted wardrobes, three further bedrooms, and a modern family bathroom.

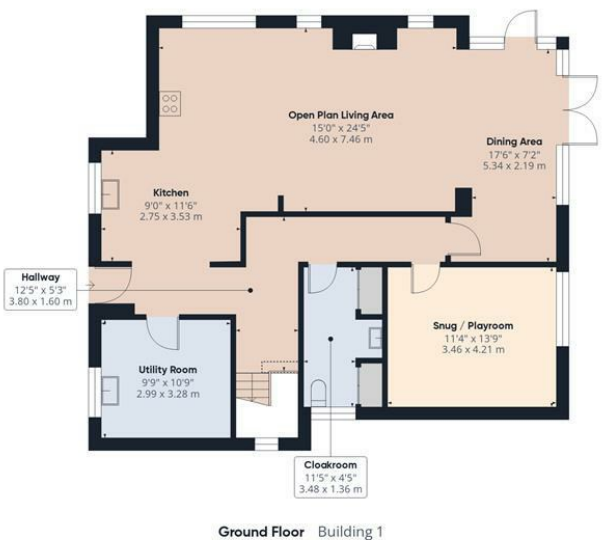
Outside, the property continues to impress with a detached garage, a dedicated home office ideal for remote working, and a gravel driveway providing ample parking. The enclosed rear garden enjoys far-reaching views over open countryside and is further enhanced by an additional parcel of land beyond, offering a rare opportunity for extra outdoor space.

A wonderful family home in a sought-after village location, perfectly balancing countryside charm with modern living.

- Four/five bedroom detached family home in the highly desirable village of Grittleton
- Beautifully presented throughout with flexible accommodation over two floors
- Spacious open-plan living and dining area, ideal for modern family living
- Principal bedroom with fitted wardrobes plus three further bedrooms
- Detached garage, gravel driveway, and a dedicated home office
- Enjoying far-reaching views over open countryside
- Stunning luxury fitted kitchen with breakfast bar, open to the entrance hall
- Additional snug/playroom providing versatile ground-floor space
- Modern family bathroom, cloakroom, and separate utility room
- Enclosed rear garden with an additional parcel of land beyond







Approximate total area⁽¹⁾
 2050 ft²
 190.4 m²

Reduced headroom
 85 ft²
 7.9 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE 360



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		
		78
	54	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing