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WENLOCK ROAD, WEELEY HEATH, CO16 9DX GUIDE PRICE £850,000

**** GUIDE PRICE £850,000 - £875,000 **** Welcome to 'Aldene', a stunning bespoke build located in the sought after Weeley Heath with magnificent field views and an A rated EPC. The property was built to the owners design in 2021 and boasts over 3,000 Sq Ft of accommodation with luxury finishes and attention to detail throughout, including feature aluminium windows flooding the home with natural light.

- Four Bedrooms
- Over 3,000 Sq Ft
- Custom Built in 2021
- Countryside Views
- Weeley Heath
- EPC A
- Air Conditioning, Solar Panels & Battery Storage
- Gated Driveway
- High Spec Finish



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DESCRIPTION

Set behind a walled entrance with electric gate which opens up to large block paved driveway leading to integrated oversized garage with electric door.

Double entrance doors to the entrance foyer with full height glazing to front and central floating staircase. Underfloor heating throughout the ground floor accommodation which comprises sitting room with log burner, Utility room, WC and an impressive kitchen/family room with three sets of bifolding doors, kitchen with NEFF integrated appliances including twin ovens, microwave & coffee machine. The kitchen also features a large island with breakfast bar, boiling water tap and induction hob.

To the first floor there are four bedrooms, two of which have vaulted ceilings, full height glazing to sheltered balconies, dressing rooms and en-suites as well as a spacious family bathroom.

The private rear garden offers stunning field views to rear and features a generous patio area, raised planter & pond, and a hot tub.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

SITTING ROOM

22' x 15' (6.71m x 4.57m)



KITCHEN/FAMILY ROOM

36' x 22' (10.97m x 6.71m)



UTILITY ROOM

10'8 x 7'2 (3.25m x 2.18m)



WC

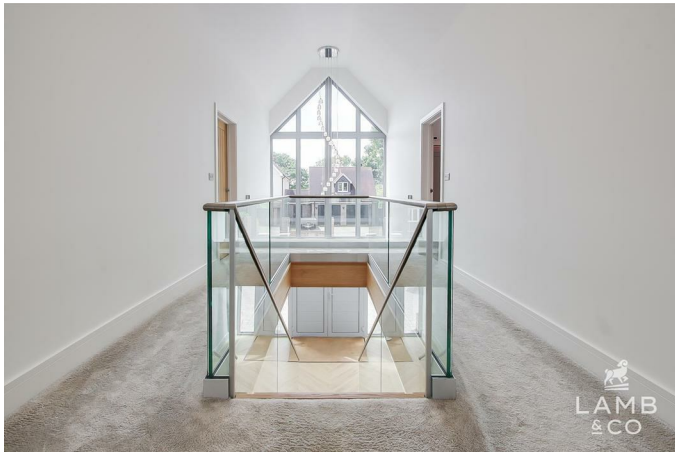


BALCONY



FIRST FLOOR

LANDING



DRESSING ROOM

10'8 x 7'2 (3.25m x 2.18m)



MASTER BEDROOM

16'8 x 12' (5.08m x 3.66m)



EN-SUITE

10'2 x 6'1 (3.10m x 1.85m)



BEDROOM TWO

16'8 x 12' (5.08m x 3.66m)



EN-SUITE

10'5 x 7' (3.18m x 2.13m)



BALCONY



BEDROOM THREE

15' x 10'10 (4.57m x 3.30m)



DRESSING ROOM

11' x 7'5 (3.35m x 2.26m)

BEDROOM FOUR

15' x 10'10 (4.57m x 3.30m)

FAMILY BATHROOM



OUTSIDE

FRONT



INTEGRAL GARAGE

REAR



AERIAL



SPEC

- Air conditioning
- 4Kw Solar Panels
- 7Kw Battery Storage
- NEFF Integrated Appliances
- Double Glazed Aluminium Windows & Doors
- Water Softener
- Laundry Chute
- Boiling Water Tap
- Feature Staircase
- Electric Entrance Gate
- CCTV & Alarm
- Balance of 10 Year Structural Warranty
- Electric blinds to bedrooms

Material Information

Council Tax Band: G

Heating: Gas central heating (underfloor to ground floor and radiators to first floor)

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other - N/A

Broadband: Ultrafast available (upto 1000 mbps)

Mobile Coverage:

O2 - Good outdoor

EE - Good outdoor

Three - Good outdoor

Vodafone - Good outdoor

Construction: Cavity wall

Restrictions: None known

Rights & Easements: None known

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: None

Seller's Position: Purchasing onwards

Garden Facing: North East

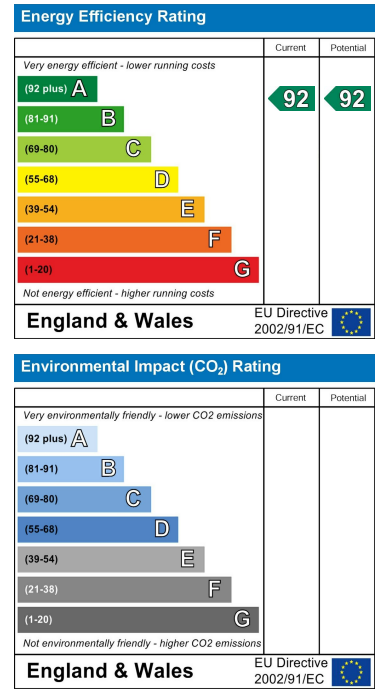
Non-Standard Features to note: None



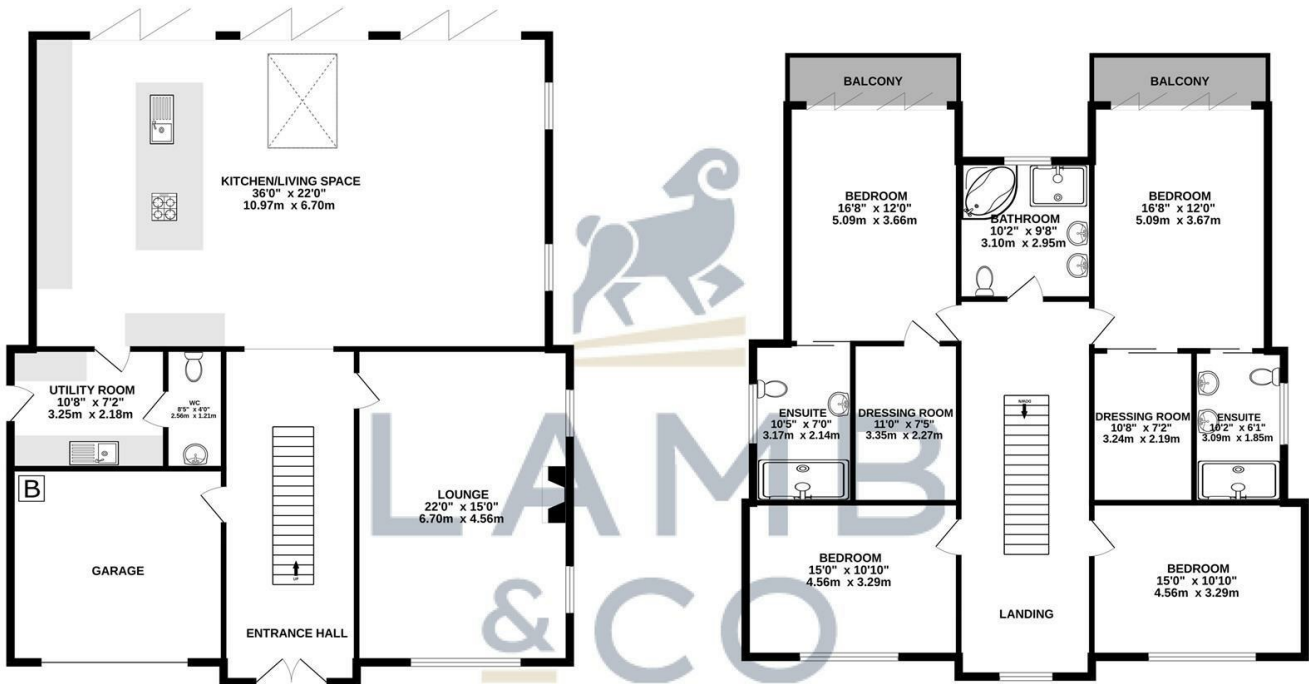
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 3052 sq.ft. (283.5 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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