



ESTATE AGENTS

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**Offers In Excess Of £975,000**

PCM Estate Agents are delighted to present to the market an exceptional opportunity to acquire this IMPRESSIVE STANDALONE DETACHED EXTENDED FIVE-BEDROOM RESIDENCE, occupying a quiet and SECLUDED POSITION within an intimate development of just a handful of individual homes.

Set behind five-bar gates and approached via a SWEEPING DRIVEWAY, the property enjoys a wonderful sense of privacy, complemented by GENEROUS OFF ROAD PARKING and a DETACHED DOUBLE GARAGE with electric door. The grounds extend to approximately 0.62 ACRES, with well-maintained areas of lawn to both the front and rear, creating a peaceful and well-balanced setting.

The accommodation is beautifully arranged over two floors and offers both versatility and a strong sense of flow throughout. A welcoming entrance hall provides access to a range of thoughtfully designed living spaces, including a comfortable living room, a GAMES ROOM, a SNUG, a dedicated STUDY, and a further RECEPTION ROOM currently utilised as a gym, ideal for modern family life and flexible working.

At the heart of the home is an IMPRESSIVE OPEN PLAN KITCHEN-DINING SPACE, fitted with HIGH-END APPLIANCES and quality finishes, perfectly suited for both everyday living and entertaining. This space is further enhanced by BI-FOLD DOORS opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A separate UTILITY ROOM, with additional cooking facilities, adds practicality, while an adjoining FAMILY ROOM offers yet another inviting space to relax and unwind. Further bi-fold doors continue this theme, allowing natural light to flood the interior.

To the first floor, a striking GALLERIED LANDING leads to the PRINCIPLE BEDROOM SUITE, complete with a WALK-IN DRESSING ROOM and a well-appointed EN-SUITE bathroom. There are FOUR FURTHER BEDROOMS, three of which benefit from EN-SUITE facilities, alongside a FAMILY SHOWER ROOM, providing ample accommodation for growing families or visiting guests.

Externally, the REAR GARDEN is perfectly arranged for both relaxation and entertaining, featuring a SUBSTANTIAL PATIO AREA and a covered outdoor patio complete with FIREPLACE, an ideal setting for al fresco dining and social gatherings throughout the year.

Further benefits include double glazing, UNDERLOOR HEATING in areas and a combination of gas-fired central heating, ensuring comfort and efficiency.

This is a SUPERBLY PRESENTED HOME offering space, privacy, and versatility in equal measure, perfectly suited to modern family living in a tranquil yet accessible setting.

#### **COMPOSITE DOUBLE GLAZED FRONT DOOR**

Opening to:

#### **IMPRESSIVE ENTRANCE HALL**

Spacious with wood flooring, radiator, coving to ceiling, inset spotlights, under stairs storage cupboard, stairs to upper floor accommodation, doors opening to:

#### **DOWNSTAIRS WC**

Concealed cistern low level wc, wall mounted wash hand basin with mixer tap, tiled walls, tiled flooring, heated towel rail/ radiator, double glazed obscured glass window to front aspect.

#### **LIVING ROOM**

22' x 13' (6.71m x 3.96m)

Large inglenook style fireplace with inset wood burning stove, two radiators, wood flooring, coving to ceiling, down lights and wall lights, bi-folding doors providing a pleasant outlook and access into the adjoining family room.

#### **STUDY/ GAMES ROOM**

16'1 x 13' (4.90m x 3.96m)

Wood flooring, coving to ceiling, radiator, combination of wall and ceiling lighting, bi-folding doors to rear aspect opening to family room.

#### **HOME OFFICE**

13'1 x 9'2 (3.99m x 2.79m)

Wood flooring, radiator, coving to ceiling, fitted with a range of office furniture including desks, drawers and shelving, two double glazed windows to front aspect.

#### **GYM/ RECEPTION ROOM**

9'4 x 8'2 (2.84m x 2.49m)

Measurement excludes fitted cupboard/ wardrobe with mirrored sliding doors. Wood flooring, radiator, double glazed window to front aspect.

#### **KITCHEN-DINING ROOM**

35' x 15'1 (10.67m x 4.60m)

Triple aspect with double glazed window to side aspect, double glazed window to side aspect, double glazed bi-folding doors to rear aspect, offering a perfect indoor-outdoor lifestyle, further internal bi-folding doors opening to the family room, two Velux windows with electric blinds. The entire room is laid with polished porcelain tiled flooring with underfloor heating, coving to ceiling, inset spotlights, partially vaulted ceiling, bespoke fitted kitchen with a range of eye and base level cupboards and drawers, Silestone worktops with matching upstands, combination of two ring gas hob with electric four ring induction hob and Blanco fitted cooker hood over, two electric hide and slide ovens, steam oven and a microwave. There is an impressive island which combines practical additional storage and serves as a breakfast bar seating area. There is an integrated wine cooler, integrated full height fridge and full height freezer, integrated dishwasher and door to:

#### **UTILITY**

9'5 x 8'5 (2.87m x 2.57m)

Single gas hob with extractor over and tiled splashbacks, range of eye and base level

cupboards, sink with mixer tap, space and plumbing for washing machine and tumble dryer, porcelain polished tiled flooring, double glazed window to front aspect, double glazed door to side aspect.

#### **FAMILY ROOM**

26'8 x 12'4 (8.13m x 3.76m)

Continuation of the polished porcelain tiled flooring, four Velux style windows with fitted electric blinds, combination of spotlights and wall lighting, internal bi-folding doors to living room and to snug/ games room, two sets of external bi-folding doors opening to the garden, providing a perfect balance of indoor/ outdoor living.

#### **GALLERIED LANDING**

Loft hatch to loft space, inset spotlights, radiator, light tunnel allowing natural light to enter the space from the roof, airing cupboard housing the pressurised water tank.

#### **MASTER BEDROOM**

16'7 x 13'2 (5.05m x 4.01m)

Coving to ceiling, radiator, range of fitted bespoke made to measure furniture incorporating wardrobes, bedside tables and drawers, double glazed window to front aspect, adjoining door to:

#### **WALK-IN DRESSING ROOM**

8' x 7'2 (2.44m x 2.18m )

Range of fitted wardrobes offering practical storage with shelving and hanging space, adjoining door to:

#### **EN-SUITE**

12'6 x 7'8 (3.81m x 2.34m)

Extractor for ventilation, spotlights, tiled walls, tiled flooring, heated towel rail, large walk-in shower with rain style shower head and hand-held shower attachment, jacuzzi style bathtub with mixer tap and shower attachment, concealed cistern wall hung low level wc, wall mounted twin vanity enclosed wash hand basin's with two sets of mixer taps, large mirror, double glazed window with obscured glass to rear aspect.

#### **BEDROOM**

14'7 x 12'9 (4.45m x 3.89m)

Measurement excludes recess area. Radiator, range of fitted bedroom furniture incorporating drawers, bedside tables and wardrobes, double glazed window to rear aspect with lovely views onto the garden and door to:

#### **EN-SUITE**

Walk-in shower enclosure with rain style shower head and hand-held shower attachment, dual flush concealed cistern low level wc incorporating the vanity enclosed wash hand basin with ample storage space and mixer tap, heated towel rail, tiled walls, wall mounted mirror, down lights, extractor for ventilation, tiled walls, tiled flooring.

#### **BEDROOM**

12'9 x 11'2 (3.89m x 3.40m)

Radiator, coving to ceiling, range of fitted bedroom furniture incorporating bedside tables, overbed storage, wardrobes and chest of drawers, radiator, coving to ceiling, double glazed window to front aspect, door to:

#### **EN-SUITE**

Walk-in shower enclosure with shower, low level wc, pedestal wash hand basin, part tiled walls, tiled flooring, extractor for ventilation, coving to ceiling, double glazed window with obscured glass to front aspect.

#### **BEDROOM**

13'2 x 12' (4.01m x 3.66m )

Fitted with a range of bedroom furniture incorporating bedside tables, wardrobes and drawers, radiator, coving to ceiling, double glazed window to front aspect, door to:

#### **JACK & JILL SHOWER ROOM**

Large walk-in shower, rain style shower head and hand-held shower attachment, wall mounted vanity enclosed wash hand basin, dual flush low level wc, heated towel rail, tiled walls, tiled flooring, down lights, extractor for ventilation, double glazed window with obscured glass to front aspect, return door to landing.

#### **BEDROOM**

11'8 x 8'1 (3.56m x 2.46m)

Measurement excludes door recess. Coving to ceiling, radiator, double glazed window to side aspect.

#### **OUTSIDE - FRONT**

Tucked away in a quiet and secluded spot, with an expansive block paved driveway, ample off road parking, external lighting and outside water tap, area of lawn, wooden shed.

#### **DETACHED DOUBLE GARAGE**

Electric roller door, power and light, personal door to side.

#### **REAR GARDEN**

Stone patio abutting the property, offering ample outdoor space to entertain and eat al-fresco. The patio opens up onto a good sized level section of lawn with hedged boundaries, section of lawn to one side elevation and path to the other, open boundaries, canopied entertaining area measuring 14' x 12' approx. with patio area, fireplace/ barbeque area.

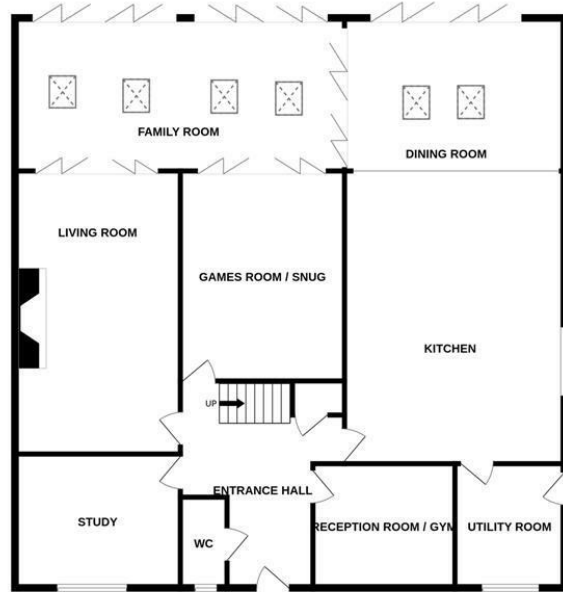
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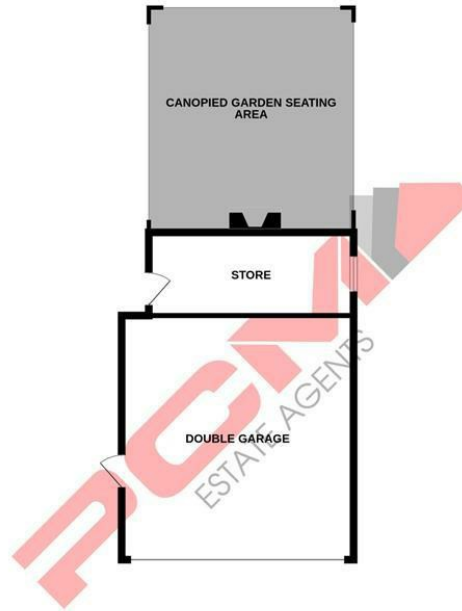
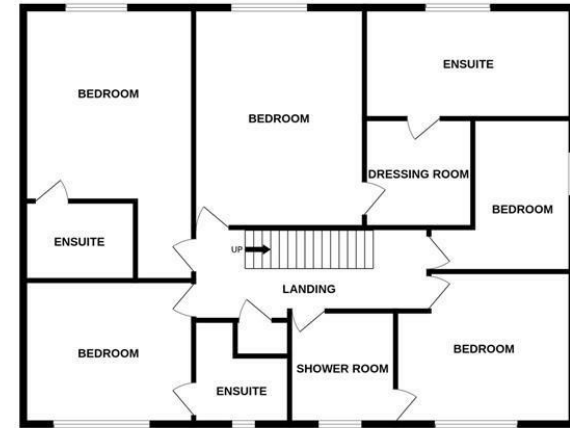




GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.