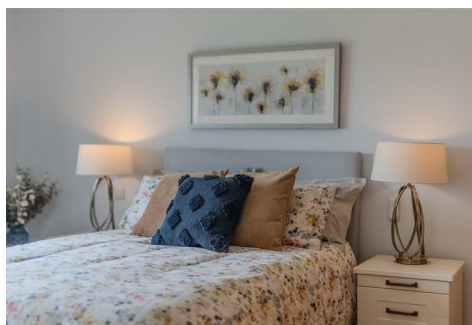




Oaklands Cliftonhill  
Kelso, TD5 7QE



A truly exceptional country residence, Oaklands combines striking modern design with luxurious family living in a breathtaking rural setting near Kelso. Boasting spectacular entertaining spaces, four luxurious en-suite bedrooms, beautifully landscaped gardens and stunning views towards the Cheviot Hills, this is a home that effortlessly blends contemporary sophistication with countryside tranquillity.



## OAKLANDS

Oaklands is an exceptional contemporary country residence, set within the picturesque hamlet of Cliftonhill, moments from the thriving Borders town of Kelso. Occupying a superb rural position with far-reaching countryside views, the property offers the perfect balance of peaceful country living and modern convenience, creating an outstanding lifestyle opportunity in the heart of the Scottish Borders.

Designed with unmistakable American-inspired influence, Oaklands is a home that effortlessly combines grandeur, space and sophistication with the warmth and comfort of modern family living. Every detail has been thoughtfully considered, from the flowing layout and impressive proportions to the abundance of natural light and carefully curated finishes throughout. Beautifully presented in elegant Farrow & Ball tones, the interiors exude a timeless yet contemporary feel, delivering a home that is both striking in appearance and exceptionally practical for everyday life.

At the heart of the property lies the recently upgraded bespoke kitchen, a truly spectacular entertaining and family space. Centred around a statement island with an open dining area, the kitchen perfectly captures the home's luxurious modern aesthetic, while doors opening directly onto the landscaped gardens frame stunning views towards the Cheviot Hills. A separate second kitchen and butler's pantry further enhance the functionality of the space, offering exceptional storage and practicality rarely found in modern homes.

The sense of scale continues throughout the ground floor, where two beautifully appointed reception rooms provide elegant yet inviting spaces to relax and entertain, each enjoying picturesque outlooks across the surrounding countryside. A dedicated home office offers excellent flexibility for modern lifestyles, complemented by a spacious cloakroom and thoughtfully designed utility spaces.

Upstairs, the accommodation has been designed with both luxury and comfort in mind. Four generous double bedrooms each benefit from stylish en-suite facilities, while the principal suite is particularly impressive, offering exceptional proportions alongside a beautifully designed walk-in dressing room.

Externally, Oaklands is equally impressive. The beautifully enclosed gardens are framed by mature planting and flourishing. A substantial double garage with electric doors and fitted kitchen cabinetry provides excellent additional storage and workspace. An adjoining grazing paddock extending to approximately 3.5 acres bounded by the Eden Water, may also be available by separate negotiation.

Blending the charm of a countryside setting with the scale, finish and design of a luxurious modern home, Oaklands is a truly remarkable property that delivers both style and substance in equal measure.

## LOCATION

Ednam is a peaceful village located just two miles from Kelso, benefitting from excellent local facilities including a village primary school with nursery provision, a well-used village hall supporting an active community, and generous playing fields. The surrounding countryside provides an attractive rural backdrop.

- Amenities: Ednam offers key local amenities suited to family and

community life, while a comprehensive range of shops, services, cafés, and leisure facilities can be found in nearby Kelso. This close proximity allows residents to enjoy both village tranquillity and convenient access to larger-town amenities.

## HIGHLIGHTS

- Immaculate Home Report
- Contemporary Country Living
- Exceptional Space & Grandeur
- Four Luxury En-Suite Bedrooms
- Spectacular Bespoke Kitchen
- Landscaped Private Gardens
- Impressive Entertaining Spaces

## ACCOMMODATION SUMMARY

Ground Floor: Reception hallway, cloakroom, lounge, sitting room, office/Bedroom 5, breakfasting kitchen, utility room, boot room. First Floor: Master bedroom with dressing room & en-suite, three further bedrooms with en-suites. Double garage.

## SERVICES

Mains electricity, water, gas and drainage. Superfast Fibre Broadband.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY

Rating 80 - Band C.

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk)

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £765,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Email - [Enq@hastingslegal.co.uk](mailto:Enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.