



A luxuriously-designed four-bed detached home

The Elm, grand in design, seamlessly blends classic features with contemporary style throughout its home. This magnificent four-bedroom home, complete with a double garage, is a sight to behold.

Upon entering the impressive central hallway, you'll find the beautifully appointed lounge to one side. This elegant room features a charming bay window and French doors that open onto the garden, filling the space with natural light. To the rear of the property, the modern, spacious kitchen and dining area is thoughtfully designed, serving as the true heart of the home with stylish French doors that lead out to the garden. Catering to the demands of busy family life, there's a separate utility room and a downstairs cloakroom for added storage. The gem in this home is the dedicated study for homeworking, with stairs up to the gym/annexe over the integral garage, perfect for making into a home gym or cinema room.

Upstairs, the grand landing leads to four large double bedrooms, serviced by a modern yet elegant family bathroom. The spacious principal bedroom serves as a private retreat, complete with a luxurious en suite shower room and space for built-in wardrobes.

Key Points

- Large dual aspect living room
- Dedicated home study
- Quality flooring fitted throughout
- Separate downstairs utility room
- Integral gym/annexe over the double garage
- Renewable energy compliant Air Source Heat Pump and Hot Water Cylinder with compatible thermostat control
- Dedicated EV charge point

The Elm

Dimensions provided are all taken to face of plaster unless stated otherwise.



Ground Floor

Lounge – 6790 x 3670mm

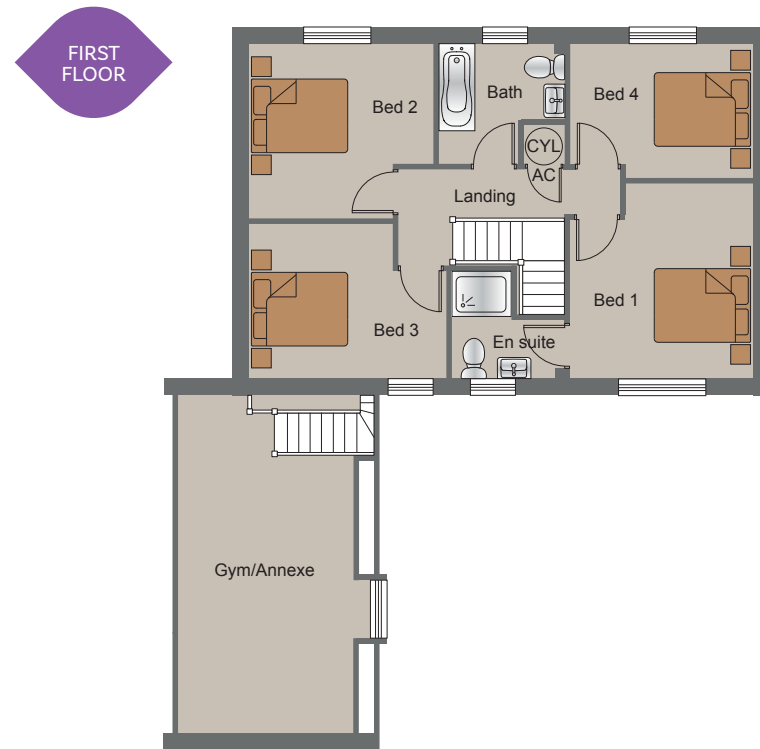
Kitchen/Dining – 6395 x 3400mm

Utility – 1785 x 2100mm

WC – 1070 x 1785mm

Study – 2875 x 3125mm including stairs

ST – 783 x 1866mm*



First Floor

Bed 1 – 3975 x 3670mm max

Bed 2 – 3510 x 3715mm max

Bed 3 – 3150 x 3975mm max

Bed 4 – 3670 x 2690mm max

Bath – 2380 x 2520mm excluding AC

En suite – 2175 x 2280mm max

AC – 820 x 770mm

Gym/Annexe – 6910 max x 3515mm
(reducing headroom)

Net internal floor area – 165.1 square metres

*Diminishing under stairs

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