

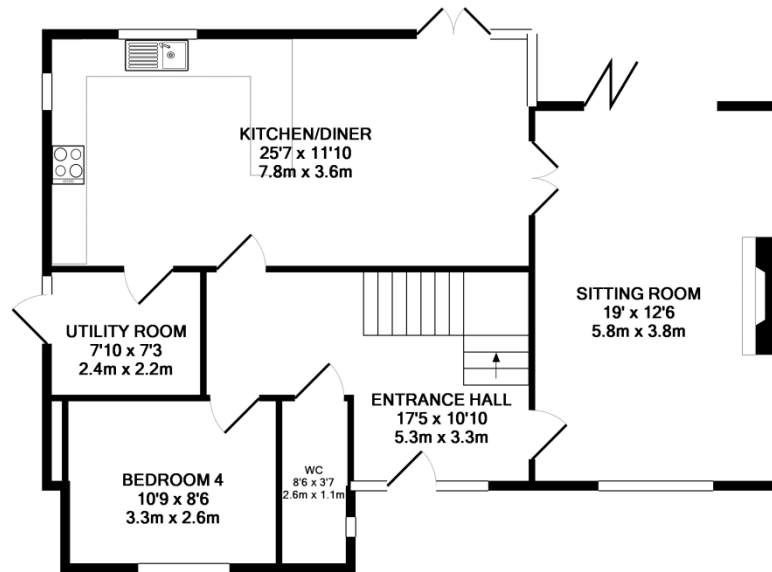


THE HAVEN

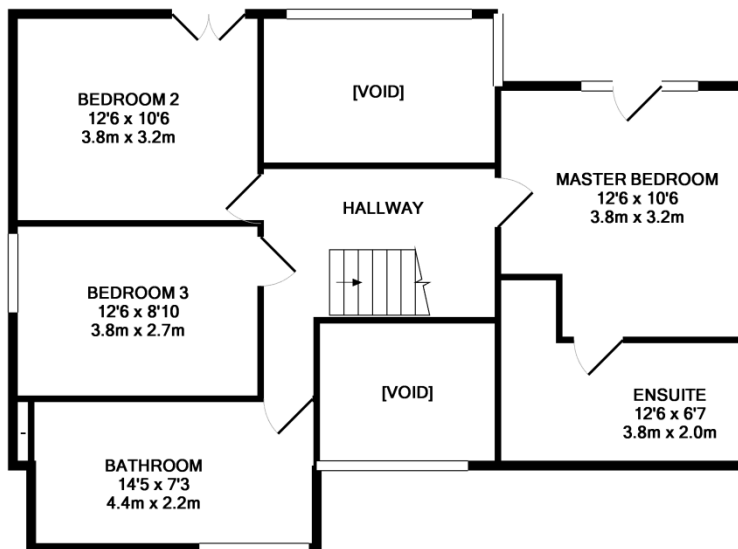
A striking new, architect-designed four-bed/two-bathroom house just a few minutes walk from the quay. Dramatic galleried interior, must be seen to be appreciated. Finished to the highest quality with oak and travertine floors, a bespoke framed kitchen, and the latest in sustainable technology, from air-sourced underfloor heating to a highly-efficient wood-burning stove, this property represents a unique combination of quality, character, and comfort. With a garage and additional parking, this house provides perfect convenience and practicality. More like a barn conversion than a typical home, and in a perfect location, this home offers a completely new lifestyle.

KEY FEATURES:

- Detached house with garage and additional parking space
- Architect-designed, with dramatic galleried interior
- Glazed elevations give feeling of light and space
- Exclusive development close to village centre
- Bespoke framed kitchen with travertine floor
- Oak floors, doors, and staircase, and hardwood windows
- Under-floor heating and wood burning stove
- Unrivalled energy efficiency
- Four bedrooms / two bathrooms
- West-facing enclosed garden



GROUND FLOOR
APPROX. FLOOR
AREA 849 SQ.FT.
(78.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 849 SQ.FT.
(78.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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FULL DESCRIPTION:

GROUND FLOOR

Entrance Hall (5.3 x 3.3m)

Oak floor and oak staircase, with dramatic ceiling-height glazing. Opening onto first-floor gallery.

Kitchen-diner (7.8 x 3.6m)

Stunning, light room with travertine floor, painted framed kitchen, fitted dresser, range cooker, free-standing fridge-freezer, and dishwasher, with dramatic two-storey glazing opening onto garden.

Sitting Room (5.8 x 3.8m)

Oak floor, wood-burning stove, tri-fold doors opening onto garden.

WC (2.6 x 1.1m)

Travertine floor, dual flush concealed cistern, shaving point and mirror.

Study/Bed 4 (3.4 x 2.6m)

Oak floor, with additional phone and power points for use as study.

Utility Room (2.4 x 2.2m)

Travertine floor, washing machine, tumble drier, and basin.

FIRST FLOOR

Landing

Dramatic landing overlooks dining room and entrance hall. Surrounded by oak handrail, with electrically-controlled roof-windows.

Master Bedroom (3.8 x 3.2m)

Light and spacious room with Juliette balcony overlooking garden, vaulted ceiling, and exposed roof beam.

Ensuite

Travertine floor, mira excel shower, dual flush concealed cistern, shaving point and mirror.

Bedroom 2 (3.8 x 3.2m)

Light and dramatic room with Juliette balcony, exposed beams, and fitted wardrobe.

Bedroom 3 (3.8 x 2.7m)

Spacious bedroom with exposed beam and fitted wardrobe.



Bathroom

Generously-proportioned and dramatic bathroom, with vaulted ceiling, high-level feature glazing, travertine floor, frameless shower, bath, double basins, and dual-flush concealed cistern.

External

West facing rear garden, fully enclosed. Full width rear terrace paved in Indian Sandstone, stepping down to turfed lawn. Enclosed store to accommodate cycles and logs for wood burner.

Garage

single brick garage with lighting and power points. Additional parking for 2/3 cars

GUIDE PRICE £650,000

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract