

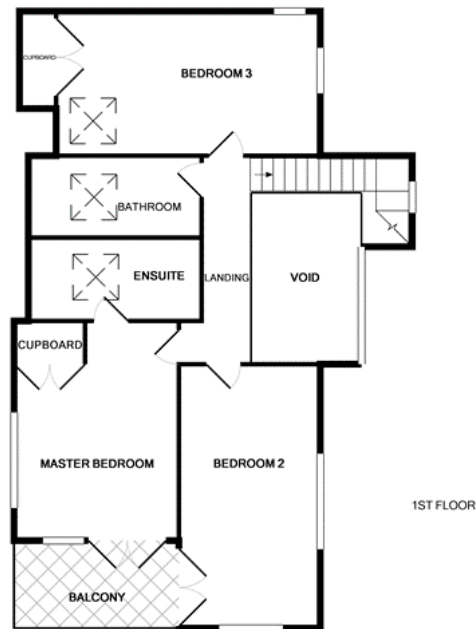
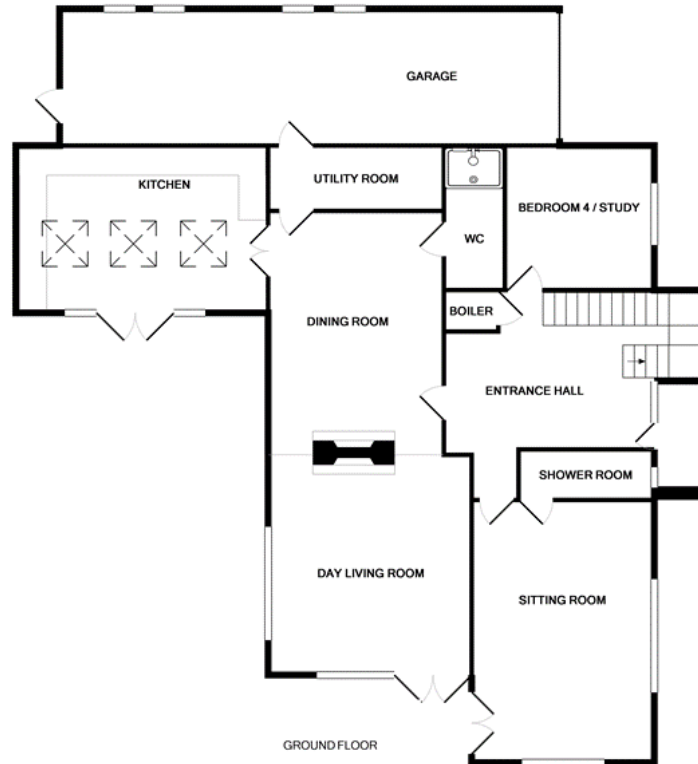


SOUTH VIEW

*Dramatic, architect-designed four bedroom house with generously-proportioned rooms opening onto a beautiful south-facing walled courtyard, South View combines the highest standards of traditional craftsmanship and materials, with a stunningly light and elegant interior. Work is not yet completed on this striking one-off property from Novus Homes, which offers a unique opportunity for its new owner to style the interior and landscaping to their own tastes, with the security of knowing that their dream home will be finished with Novus Homes' inimitable attention to detail. **Completion is anticipated around July 2012.***

KEY FEATURES:

- Architect-designed, with light and spacious interior
- Expansive floor area, easily adapted to suit requirements
- Stunning south-facing walled courtyard garden
- Exclusive development close to village centre
- Bespoke framed kitchen with stone floor
- Oak floors, doors, and staircase
- Under-floor heating to ground and first floors
- Double-fronted wood burning stove
- Unrivalled energy efficiency
- Up to four bedrooms / four bathrooms
- Double-length garage and parking spaces





FULL DESCRIPTION:

| | | | | | |
|-----------------|------------|------------|-----------------|------------|-----------|
| Entrance Hall | 5.7 x 4.6m | 18' x 15' | Garage | 11 x 2.7m | 36' x 9' |
| Sitting Room | 4.2 x 4.0m | 14' x 13' | WC/Shower | 3.3 x 1.2m | 10' x 4' |
| Day Living Room | 4.8 x 4.5m | 15' x 15' | Master Bedroom | 4.8 x 3.6m | 15' x 12' |
| WC/Shower Room | 2.7 x 1.4m | 9' x 4' | Master En-suite | 4.0 x 1.5m | 13 x 5' |
| Kitchen | 5.8 x 3.7m | 19' x 12' | Bedroom 2 | 5.8 x 3.1m | 19' x 10' |
| Dining Room | 4.8 x 3.8m | 15' x 12' | Bedroom 3 | 5.8 x 3.2m | 19' x 10' |
| Utility Room | 3.9 x 1.9m | 13' x 6' | Bathroom | 3.8 x 1.8m | 12'6 x 6 |
| Bed 4 / Study | 3.3 x 3.2m | 10'9 x 10' | | | |

GROUND FLOOR

Entrance Hall

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

Sitting Room

Oak floor, south-facing French window onto veranda. Shower room adjacent - potential to form master bedroom on ground floor if required.

Day Living Room

Oak floor, double-fronted wood-burning stove set in traditional fireplace, south-facing French window onto veranda.

Kitchen

Dramatic vaulted kitchen opening out onto south-facing courtyard, Painted maple framed kitchen with granite worktop and induction range cooker. Stone floor, and electrically-operated roof windows.

Dining Room

Oak floor, double-fronted wood-burning stove.

Utility Room

Ceramic tiled floor, fitted hard-wearing kitchen units and worktop. Tumble drier and washing machine.

Bed 4 / Study

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

WC/Shower rooms

Travertine floor, wall-hung basin with mixer tap, dual-flush concealed cistern, Mira shower with low-profile shower tray.

Garage

Integrated double-length garage with lighting and electricity supply.



FIRST FLOOR

Master Bedroom

Light and spacious room with French windows opening onto south-facing balcony overlooking garden, and west-facing dormer window, vaulted ceiling.

Master En-suite

Travertine floor, wall-hung basin with mixer tap, dual-flush concealed cistern, Mira shower with low-profile shower tray. Fitted bath with mixer tap.

Bedroom 2

Light and spacious room with French windows opening onto south-facing balcony overlooking garden, and east-facing dormer window, vaulted ceiling, and exposed roof beam.

Bedroom 3

Spacious and dramatic vaulted bedroom, north and east-facing windows, and west-facing dormer window.

Bathroom

Travertine floor, wall-hung basin with mixer tap, dual-flush concealed cistern, Mira shower with low-profile shower tray. Fitted bath with mixer tap.

Garden

South facing walled courtyard garden. Terrace in hardwood decking. Enclosed store to accommodate cycles and logs for wood burner. External lighting.

Price £895,000