





THE SPINNEY

Harts are delighted to offer for sale this stunning countryside residence with expansive gardens, built in 2013, and designed by the present owner. The property sits in beautiful mature gardens of approximately 1 acre and offer bright elegant rooms as well as open plan living areas ideal for today's modern family.

Tucked away in a lovely leafy setting, this exquisite detached property offers an exceptional blend of traditional style charm and modern living, perfect for families seeking extra space, privacy and charm.

The house features a beautiful combination of brickwork and timber framed accents, topped with classic tiled roof. The welcoming gravel driveway provides extensive parking and leads to a double carport ideal for multiple vehicles as well as a garage and garden store to the side. Surrounded by mature trees and lush greenery, the property boasts generous landscaped gardens, bursting with colourful flowerbeds, established shrubs, and open lawn areas perfect for outdoor entertaining or quiet relaxation.

The grand entrance hall impresses with its full height feature windows and a beautifully crafted wooden staircase that floods the space with natural light. The inviting sitting room centres around a striking stone fireplace with a traditional wood burning stove, creating a warm and homely atmosphere.

The well appointed kitchen features classic shaker style cabinetry, ample work surfaces, integrated appliances and a spacious central island with breakfast bar ideal for cooking and entertaining. A stunning dining area with full length windows offers super views of the rear garden and seamlessly blends indoor and outdoor living. The ground floor accommodation also offers a well-proportioned home office which could be utilised as a downstairs bedroom if required. Upstairs the bright and airy feel continues benefitting from four super bedrooms, two en suites and a family bathroom which completes the accommodation.







ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band G

ENERGY PERFORMANCE CERTIFICATE RATING: C We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



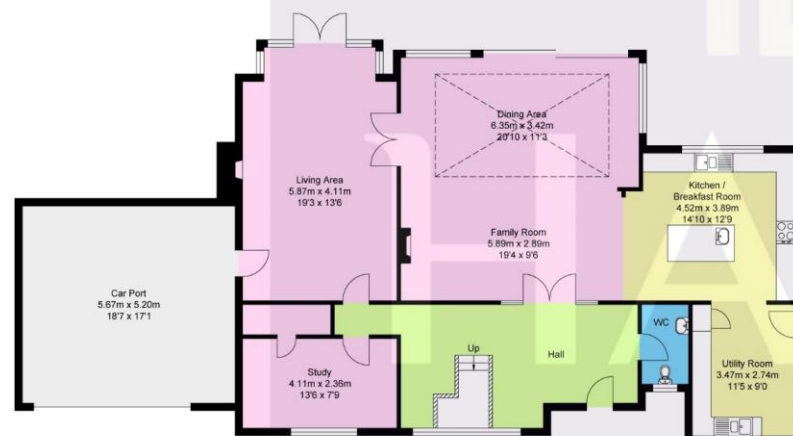




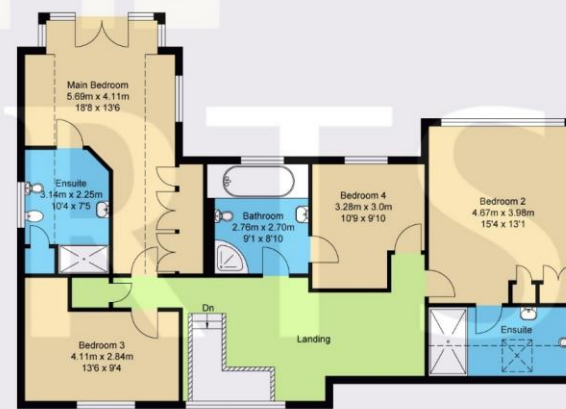
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

The Spinney
Main House Area 2550.18 square feet
Garage Area 194.07 square feet
Carport Area 467.79 square feet
Garden Store Area 67.48 square feet
Total Area 3279.52 square feet

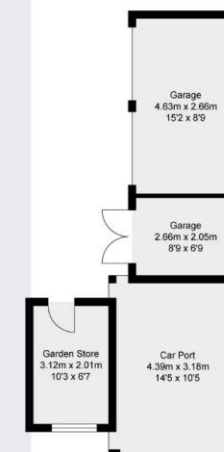
Ground Floor



First Floor



Outbuilding



Restricted Height



AGENTS FOR FINE HOMES

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