



# FOR STARTERS



GUIDE PRICE  
£770,000

## MAIN COURSE

Situated on the edge of an exclusive development, this exceptional five-bedroom detached family home enjoys a prime position within the sought-after village of Hampton Lucy, benefitting from breathtaking open views across neighbouring countryside. Offering over 2,000 sq ft of beautifully presented accommodation, generous parking, a detached double garage and a superb garden studio, this is a home perfectly suited to modern family life.

From the moment you step inside, the sense of space is immediately apparent. A welcoming entrance hall with galleried landing above creates a striking first impression, whilst high ceilings and glazed internal doors allow natural light to flow throughout the ground floor.

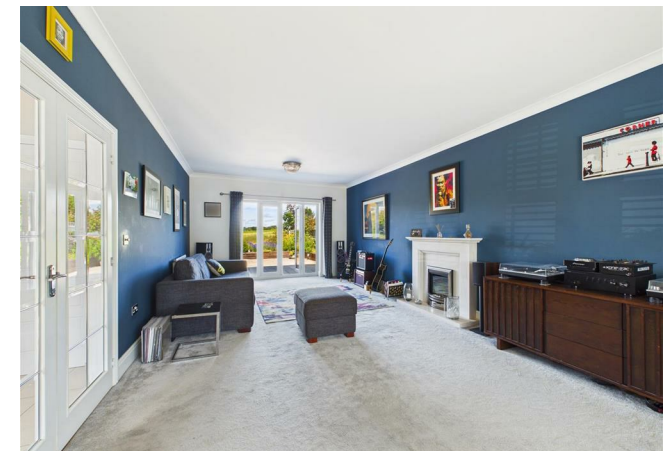
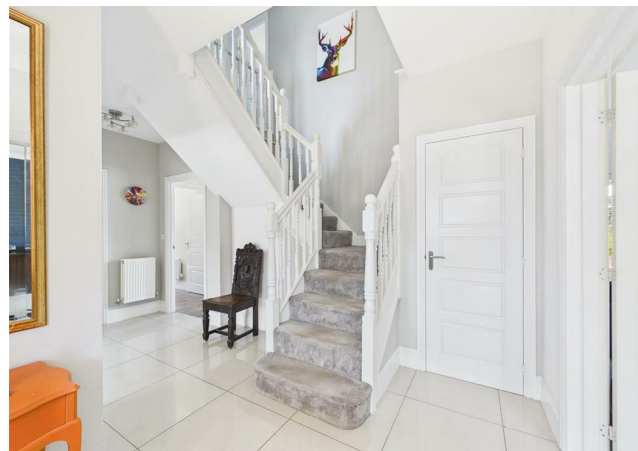
At the heart of the home lies the impressive open-plan Kitchen/Dining/Family Room. Designed with both family living and entertaining in mind, this superb space enjoys direct access to the rear garden and stunning countryside views beyond. The stylish shaker-style kitchen is fitted with a range of sage-coloured units complemented by quartz worktops, a Range-style cooker and a selection of integrated appliances.

The bay-fronted sitting room is a wonderful place to unwind, featuring a central fireplace, ample space for large sofas and French doors opening onto the garden. A second reception room provides excellent flexibility and could be used as a formal dining room, playroom, home office or snug depending on your requirements.

Completing the ground floor is a useful utility room with external access, ideal for muddy boots and paws after countryside walks, together with a downstairs cloakroom.

The first floor is equally impressive, offering five generously proportioned bedrooms arranged around the spacious galleried landing. The principal bedroom enjoys delightful rear views, fitted wardrobes and a luxurious en-suite bathroom featuring both a bath and separate shower. Bedroom two also benefits from its own contemporary en-suite shower room, making it ideal for guests or older children.

Bedrooms three and four are comfortable double rooms, whilst bedroom five is currently utilised as a home office. The family bathroom is well-appointed with both a bath and separate shower enclosure.



Externally, the property truly excels. Occupying a generous corner plot, the rear garden extends to both the rear and side of the property and offers a wonderful space for families and entertaining alike. Predominantly laid to lawn, the garden is complemented by mature planting and a substantial patio area with inset lighting, providing the perfect setting for outdoor dining, summer barbecues and evening drinks whilst enjoying the uninterrupted countryside backdrop. A particular feature is the detached garden office/gym pod, which is fully insulated, heated and connected to electricity, creating an ideal workspace, gym or hobby room separate from the main house.


To the front, a driveway provides parking for up to four vehicles and leads to the detached double garage, which benefits from an electric roller shutter door, porcelain tiled flooring and loft storage. The garage also offers excellent potential for conversion, subject to any necessary consents.

This is a rare opportunity to acquire a substantial family home in one of the area's most desirable villages, combining modern living, versatile accommodation and stunning countryside views in equal measure.





# KEY INGREDIENTS

 Tenure  
Freehold

 Council Tax  
Band - G

 EPC  
Band - C

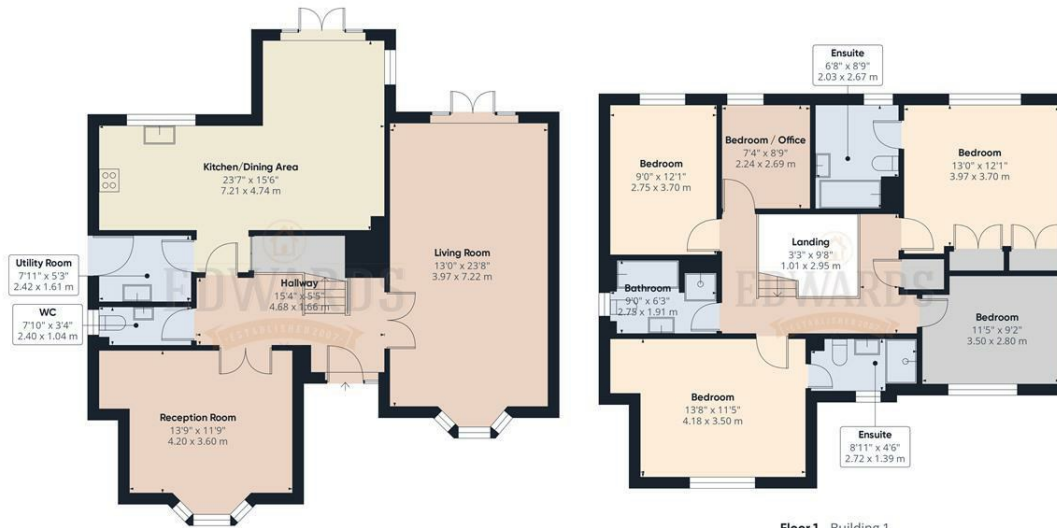
 North West Facing

 Mains Gas, Electric,  
Water

 Gas Central Heating

  
Hampton Lucy C of E  
Primary

**WHY NOT TAKE  
A LOOK INSIDE?  
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Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>  
 2348 ft<sup>2</sup>  
 217.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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