



Beautiful Four Bedroom Home with Contemporary Extension

Guide Price £625,000

Winkworth



VALLEY VIEW, ALDBOURNE, SN8 2AQ

Located in the highly sought-after village of Aldbourne, this deceptively spacious four bedroom family home has been stylishly modernised and extended.

Built in 2009, this property was the former show home and has been cleverly extended to create a fabulous family home. The new design has been built to be energy efficient and includes solar panels on the front which heat the hot water.

From the moment you step through the front door you will be wowed by the accommodation that greets you. The large living accommodation at the rear of the house has been designed with full length windows and doors across the back which provide views of the garden and the far-reaching views of the surrounding countryside. The real wow factor is the very impressive double storey glass extension with glass roof which allows the natural light to flood through. The glass used is all triple glazed, and the windows are tinted and light sensitive which deflects heat in the summer and retains it in the winter. There are also electronically controlled opening Velux windows in the roof section.

The open-plan living space is modern and contemporary and offers a good size lounge, dining room with a storage cupboard, and a snug area with a Morsø wood burning stove with feature flue leading straight up to the first floor mezzanine; when lit this radiates heat to all levels of the house. There are bi-fold doors from the lounge and the dining room which lead out to the garden.

The Neptune kitchen has been tastefully created and fitted with a full range of made to measure units. A feature of the kitchen is the dresser-style glass door cupboards and shelving, and the plate rack. The kitchen has been finished with solid wood worktops and has a double butler sink, space for washing machine, built-in dishwasher, and an Eleise Rangemaster cooker with 6 hob gas burner with electric oven.

At the front of the property downstairs is a family room which could be used as a bedroom, study or playroom, and a well appointed WC. The whole of downstairs has attractive Karndean flooring in a light oak finish.



On the first floor there is a large landing which give access to three of the bedrooms. The main bedroom is at the rear and is a fabulous room with a large dressing room and a beautifully finished ensuite with shower. There is a further double bedroom with fitted cupboards and another beautiful bathroom. On the mezzanine you will find the study area which overlooks the snug below and has incredible views out through the glass extension. The study leads to another bedroom which has been cleverly created using the space and has a study/play area and stairs up to the sleeping area.

On the second floor is another large double bedroom which has Velux windows bringing in the light, a large storage cupboard and a walk-in wardrobe which could be converted into a further ensuite shower room.

Outside the rear garden also has a contemporary feel to blend in with the property. Enclosed with new feather edge fencing, the space is a great entertaining area with a limestone tiled patio and a large millboard decking area which leads round to a side area with pergola. There are large steel planters which are stocked with shrubs and seasonal flowers.

At the side of the house is a workshop/storage room clad with the same millboard as the decking, which is insulated and has heating and Velux windows, and has a door from the garden and to the front of the property. This is a great workshop but would also work well as a home office if needed as it has Wi-Fi extenders.

There are two allocated parking spaces at the rear which can be accessed via the gate from the rear garden.

Service Charge:

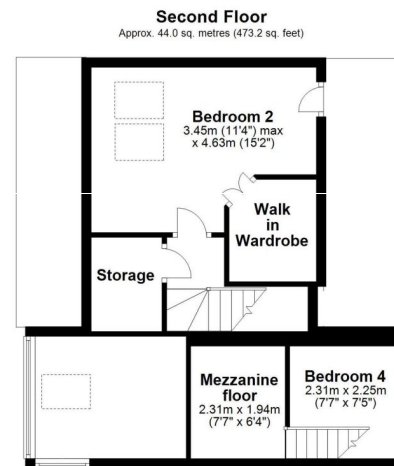
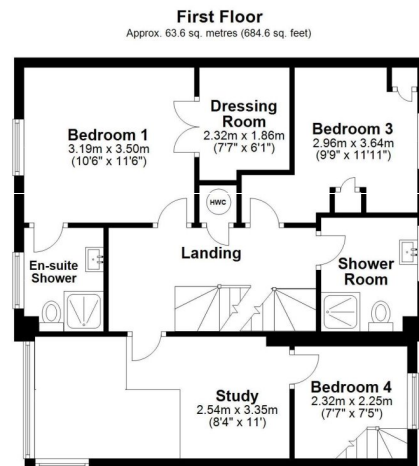
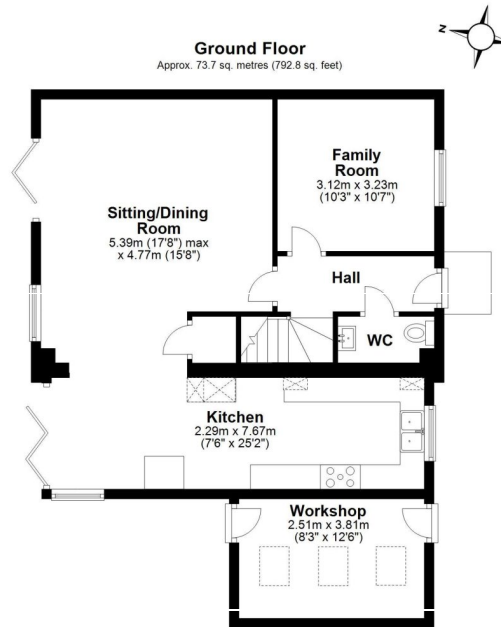
The property is accessed down steps where there is a raised bed of shrubs. These and all other communal areas are maintained by a management company for an annual fee of £500.00 p.a.

Services: Mains water, drainage and electricity. Gas central heating.

EPC: D

Council Tax Band: D





Total area: approx. 181.2 sq. metres (1950.7 sq. feet)

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