

Field House Mary Lane North Waltham Hampshire RG25 2BY

Winkworth







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Hampshire RG25 2BY

Accommodation

Four double bedrooms
En-suite & dressing room to bed one
Family bathroom
Kitchen/diner
Living room
Study
Utility room
Downstairs toilet
Gardens
Driveway parking

Description

This individually designed, brand new four-bedroom detached home in North Waltham, has been planned for modern family life, with a generous kitchen, dining and family room, a separate sitting room with wood-burning stove, a study and a practical utility room.

The first floor provides four bedrooms. The principal bedroom includes both a dressing room and en-suite shower room, while the remaining bedrooms are served by the family bathroom. Carefully selected finishes, traditional joinery and energy-conscious heating contribute to a home intended to feel both elegant and comfortable.

The entrance hall leads to the principal reception spaces and a downstairs cloakroom. Engineered light white oak flooring is specified to the hall, cloakroom, kitchen/dining/family room and sitting room. The sitting room features a corner fireplace incorporating a wood-burning stove, while broad timber patio doors from both the sitting room and family area connect the house with the rear terrace and garden.

The kitchen is individually designed, with stone worktops and a coordinated utility room. panelled internal doors, lamb's tongue architraves and skirtings, an oak handrail and panelling beneath the staircase provide a coherent traditional finish.

The first floor is arranged around a central landing and offers four bedrooms. The principal bedroom benefits from a dedicated dressing room and en-suite, complemented by a family bathroom serving the remaining bedrooms.

The family bathroom and en-suite are specified with Carrara marble floor tiles, white metro wall tiles within the shower areas and painted wall panelling. Sanitaryware is by Burlington, including a Millbrook roll-top bath, with Linton brassware by Ashbee & Stone and bespoke Vogue towel radiators.

Design, Comfort and Technology
- Air-source heat pump serving underfloor heating to both ground and first floors
- CAT6 wiring first-fixed throughout for the purchaser's future media installation
- Two ceiling-mounted Wi-Fi boosters
- LED light fittings specified throughout, including Pooky fittings
- Six external decorative wall lights and a porch pendant
- White panelled timber internal doors
- Continuous hardwood oak staircase handrail
- Panelled finish beneath the staircase and to the understairs cupboard

Outside

The driveway is to be finished in shingle. The rear garden will be shaped and seeded, with a patio reached by a step down through full-width timber doors from the kitchen/dining/family room and sitting room.

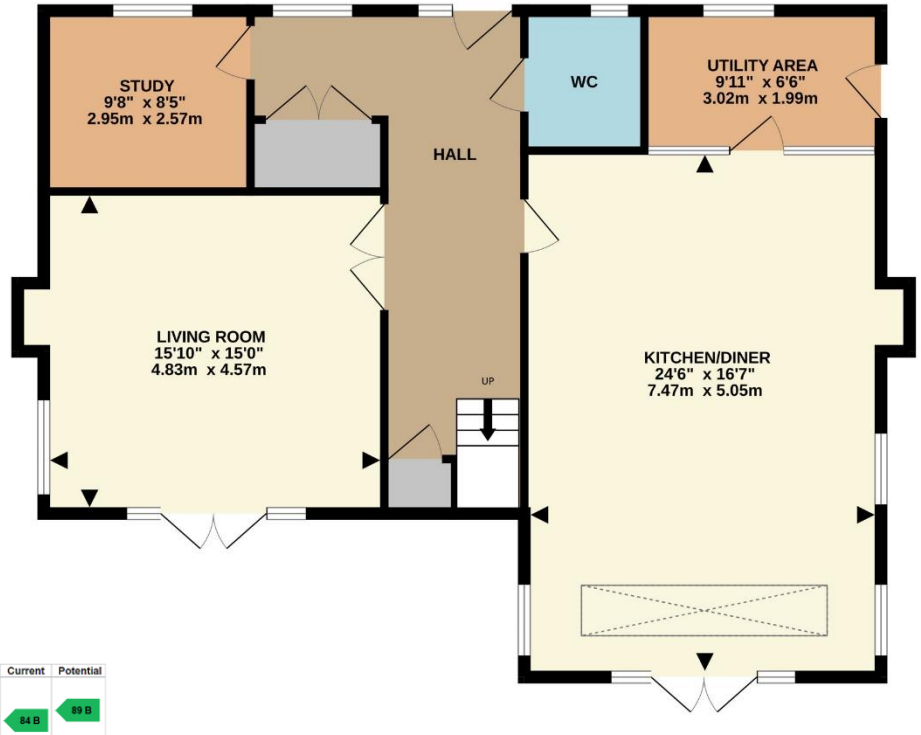




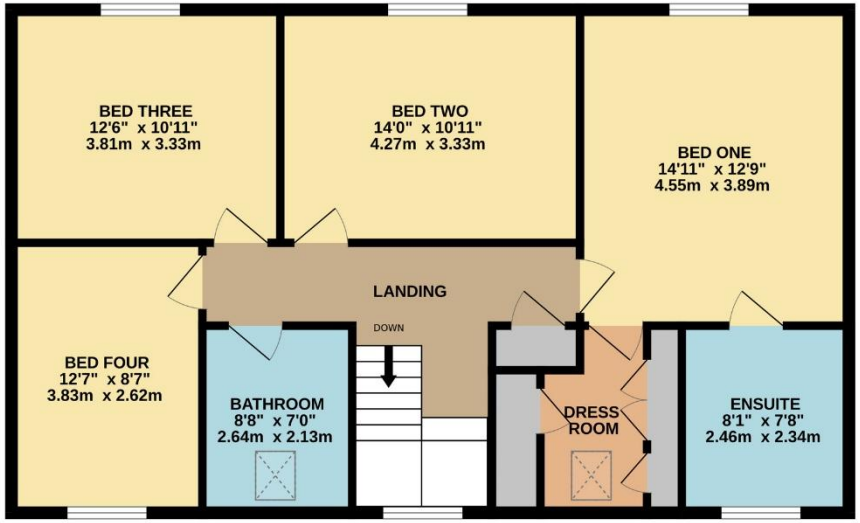
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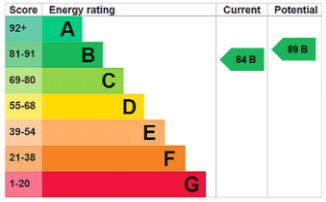
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GROUND FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



1ST FLOOR
913 sq.ft. (84.8 sq.m.) approx.





TOTAL FLOOR AREA : 1960 sq.ft. (182.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Winkworth

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