









# Brecon

Heath Lane, Budworth Heath

Brecon - a charming 5-bed village home with contemporary open-plan living, versatile annexe, beautiful gardens, and stunning countryside views. 3,000+ sq. ft. of stylish, comfortable space.

Council Tax band: G

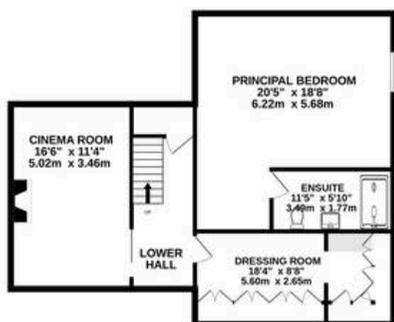
Tenure: Freehold

EPC Energy Efficiency Rating: C

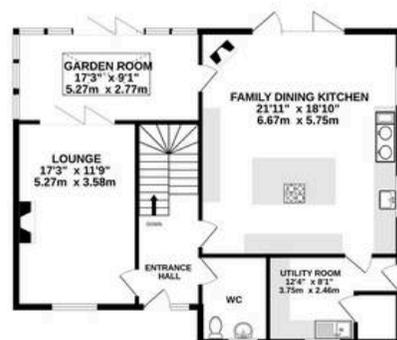
- Spacious and Versatile Living – Over 3,000 sq. ft. of beautifully presented accommodation offering modern open-plan living blended with character and flexibility across three floors plus an annex.
- Impressive Open-Plan Kitchen – Large living kitchen/dining area with central island, log-burning stove, and seamless flow into a bright orangery, ideal for family life and entertaining.
- Luxurious Principal Suite – Positioned on the lower ground floor with outstanding ceiling height, light well, ensuite shower room, and fully fitted dressing room, plus adjoining study and cinema room.
- Flexible Bedroom Layout – A total of five bedrooms and four bathrooms, including a first-floor family area and a self-contained annex over the garage, perfect for guests or home working.
- Beautiful Landscaped Grounds – Gated plot with multiple outdoor entertaining spaces, including a covered dining terrace and hot tub area, all enjoying far-reaching countryside views.
- Prime Semi-Rural Setting – Peacefully positioned on the edge of Great Budworth, combining village charm with excellent accessibility and ample parking for several vehicles.



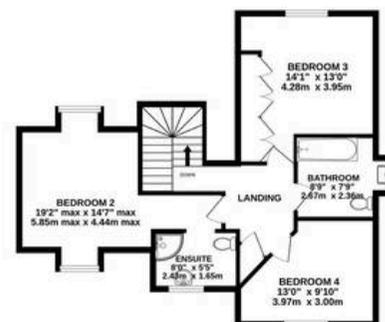
**BASEMENT**  
835 sq.ft. (77.6 sq.m.) approx.



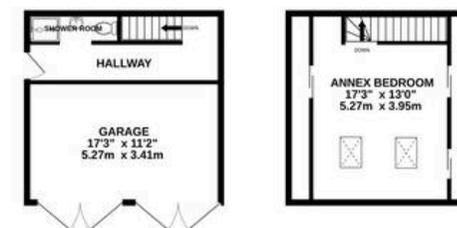
**GROUND FLOOR**  
980 sq.ft. (91.0 sq.m.) approx.



**1ST FLOOR**  
661 sq.ft. (61.4 sq.m.) approx.



617 sq.ft. (57.3 sq.m.) approx.



**TOTAL FLOOR AREA : 3093 sq.ft. (287.3 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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