



Property Features

- Deceptively spacious and highly versatile detached home
- Occupying an extensive and private corner plot
- Predominantly ground floor living with flexible layout
- Large open-plan kitchen/breakfast/living area
- Multiple adaptable rooms
- Principal bedroom with ensuite and garden access
- Additional first-floor living space with office & storage
- Electric gated driveway, ample parking & double garage
- Close to village centre, sought-after schools & countryside
- EPC 69C / Council Tax Band F

Full Description

A highly versatile detached home, ideally positioned close to the heart of Flackwell Heath village and within the catchment of highly regarded local schools. Designed with flexibility in mind, the main living accommodation is arranged on the ground floor, making it particularly appealing for families or those seeking the convenience of predominantly single-level living.

The ground floor is centred around an impressive open-plan Kitchen/Breakfast/Living Room, fitted with modern appliances and enjoying doors to both the rear and side of the property. This generous space works equally well as a formal entertaining area or a relaxed family hub. To the front of the property are two further rooms, both suitable for use as bedrooms; these are currently arranged as a study and an additional family room, with one benefiting from doors opening onto an outside seating/patio area.

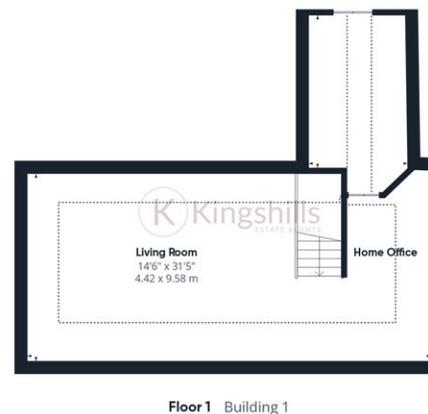
To the rear of the home is the principal bedroom, complete with an en suite shower room and doors leading out to the rear garden. There is a further well-proportioned double bedroom, served by a contemporary and stylish family bathroom.

The first floor provides an additional reception space, ideal as a formal living room or snug, along with a tucked-away home office area and access to useful eaves storage.

Externally, the property offers ample off-street parking to the front and side, accessed via electric gates and serving a double garage. We believe there is parking for several vehicles. The outdoor space is thoughtfully arranged, with a side patio and seating area that sweeps around to the rear, offering two distinct patio areas, along with a low-maintenance garden area located just off the principal bedroom—ideal for private outdoor relaxation.







Approximate total area⁽¹⁾
2008 ft²
186.5 m²

Reduced headroom
268 ft²
24.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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