



CHRISTIE'S
INTERNATIONAL REAL ESTATE
Hunt Estates

EXCITING DEVELOPMENT OPPORTUNITY IN PICTURESQUE LOCATION

A unique opportunity to create an exceptionally modern home with plans already granted (planning application number P/2022/1649) offering approx. 2,300 sq. ft of accommodation.

Located in a peaceful and picturesque location, this property is situated on an elevated plot and the plans have been designed to fully embrace the full panoramic views across Grand Vaux reservoir.

The upper level of the property is the heart of the home with a captivating open-plan kitchen/dining area, sitting room and snug all of which have access onto an expansive west-facing terrace which stretches across the entire house. It is the perfect space to enjoy al fresco dining or simply unwind while taking in the breathtaking reservoir views. Also on this floor is a utility room/pantry and cloakroom.

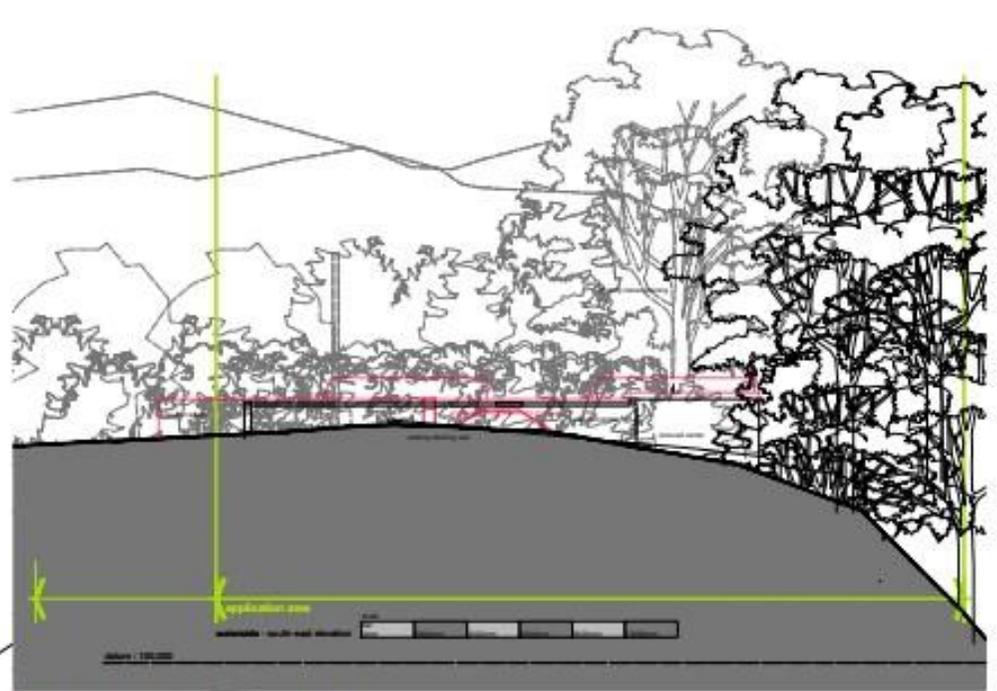
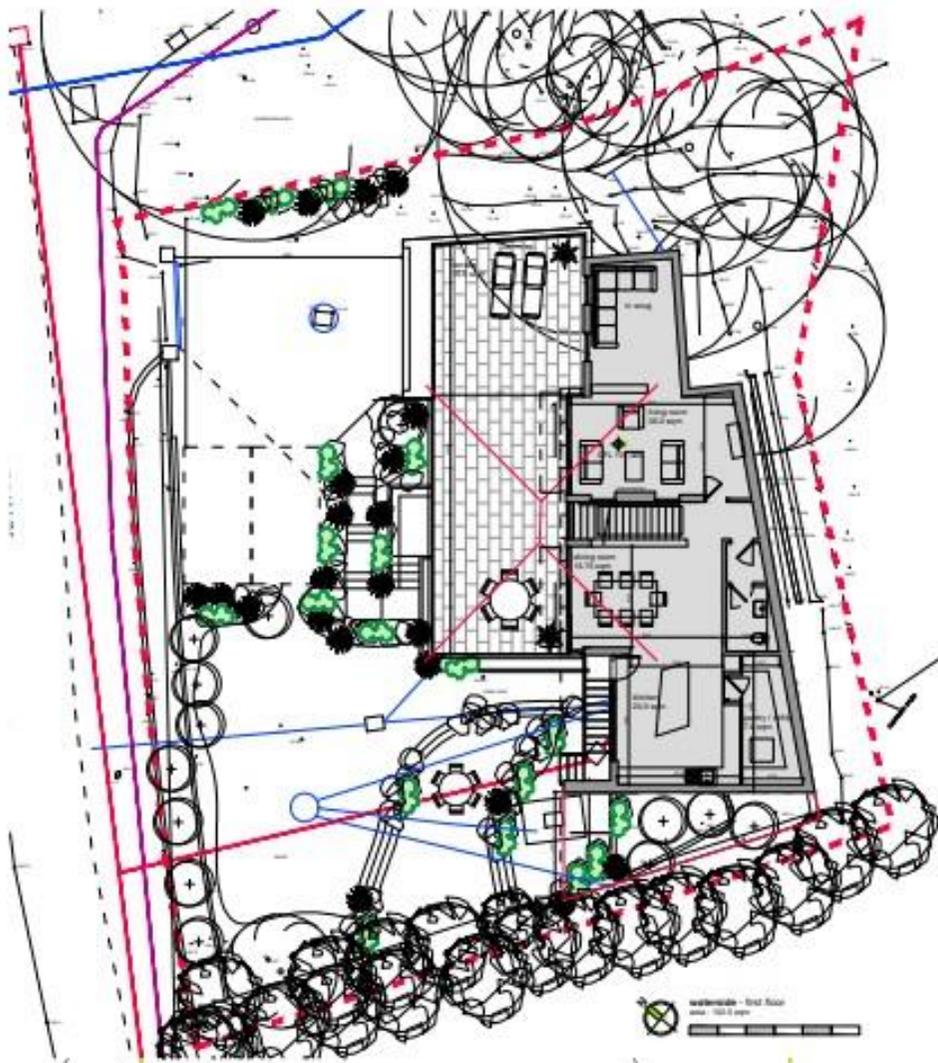
The plans offer three spacious bedrooms and three well-appointed bathrooms at ground level, including two with en-suite bathrooms and dressing areas. The main bedroom also benefits from a private terrace. Additionally, a study/fourth bedroom and house bathroom can be found on this floor.

Benefiting from a low maintenance garden which also enjoy lovely views across the reservoir, an integral double garage, forecourt parking, and the potential for a plunge pool (subject to planning approval), this refurbishment opportunity also comes with a ready and waiting experienced builder. Please request further information regarding costings.





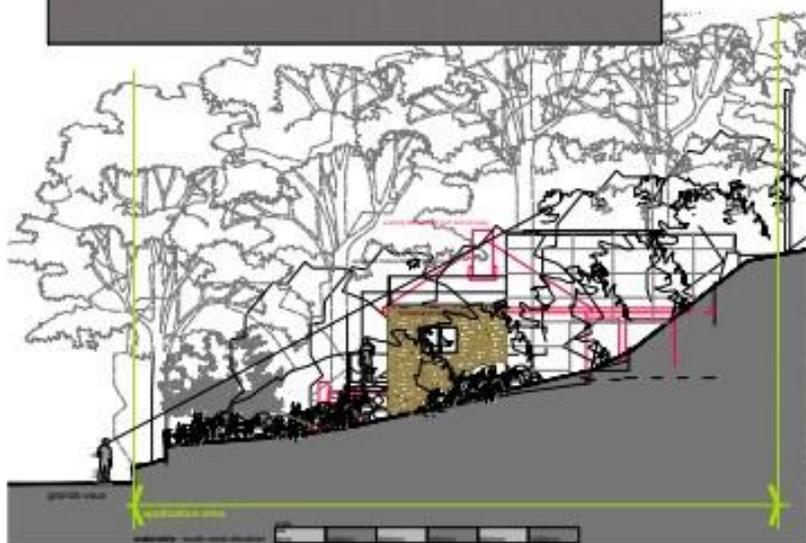




south-east (rear) elevation at 1:100



north-east elevation at 1:100

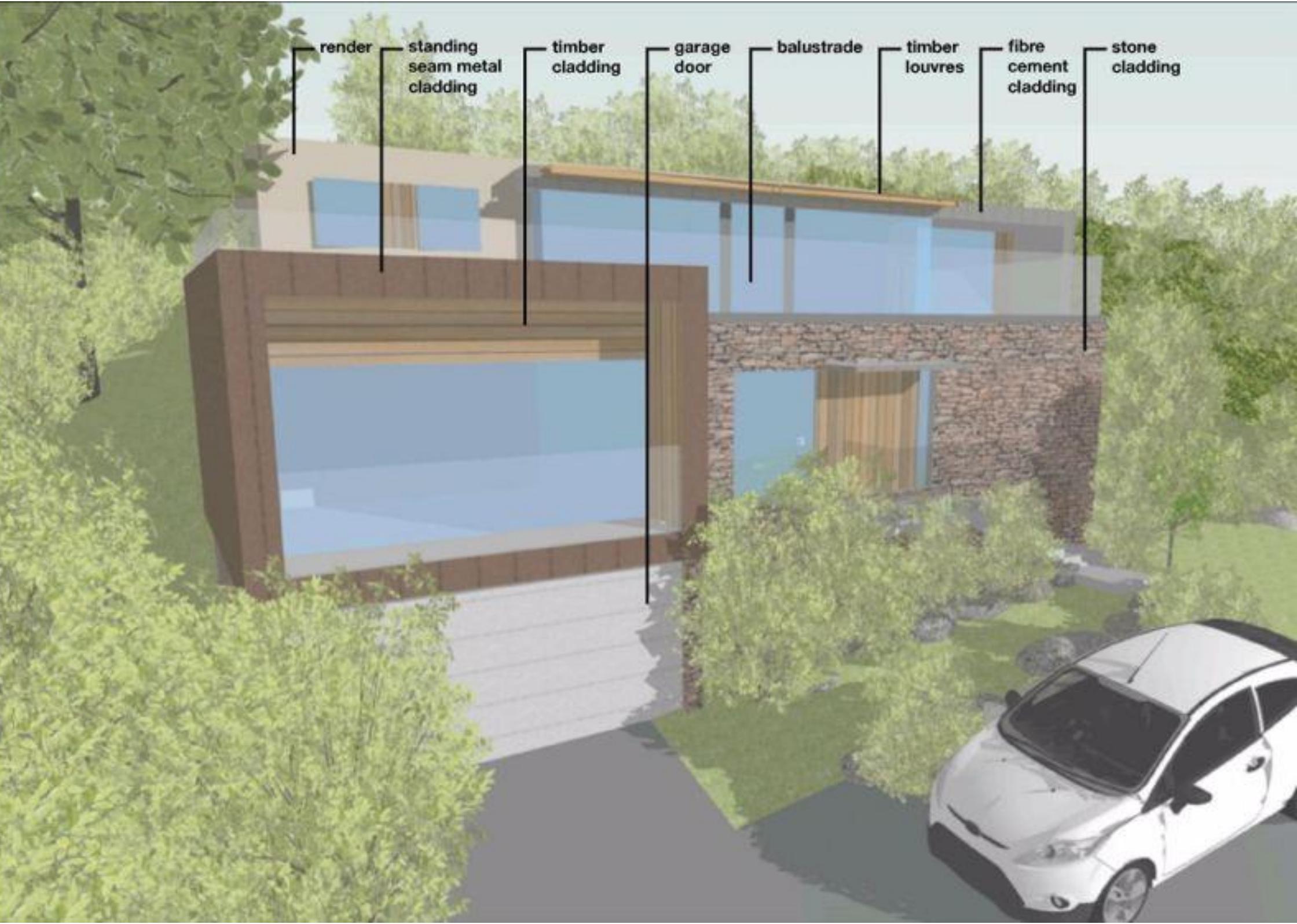


south-west elevation at 1:100



reference images of proposed stone cladding and timber soffit





render

standing
seam metal
cladding

timber
cladding

garage
door

balustrade

timber
louvres

fibre
cement
cladding

stone
cladding



site plan and lower ground floor at 1:100



north-west (principle) elevation at 1:100



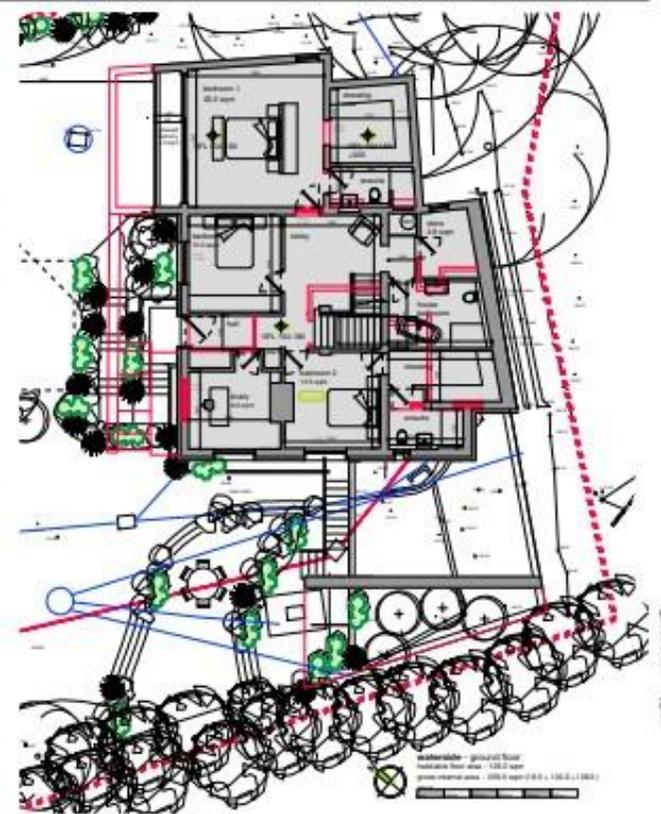
reference image of brown/red colored metal standing seam cladding



reference image of dark gray cladding and vertical timber



reference images of proposed rocky garden



ground floor at 1:100



FEATURES

- Unique development opportunity
- Peaceful and picturesque location
- Beautiful views across Grand Vaux reservoir
- Plans granted to create three/four bedrooms, three bathrooms
- Open plan, modern kitchen/diner with separate sitting room and snug
- Offering approx. 2,300 sq. ft of accommodation
- Expansive west facing terrace
- Low maintenance garden with potential for plunge pool (subject to planning)

INFORMATION

- Mains drains and borehole water supply
- Currently oil-fired central heating
- Currently part double glazed
- Double garage and additional forecourt parking
- Planning application number P/2022/1649
- Parish rates for 2022 were £488.32
- Freehold and Entitled/Licensed



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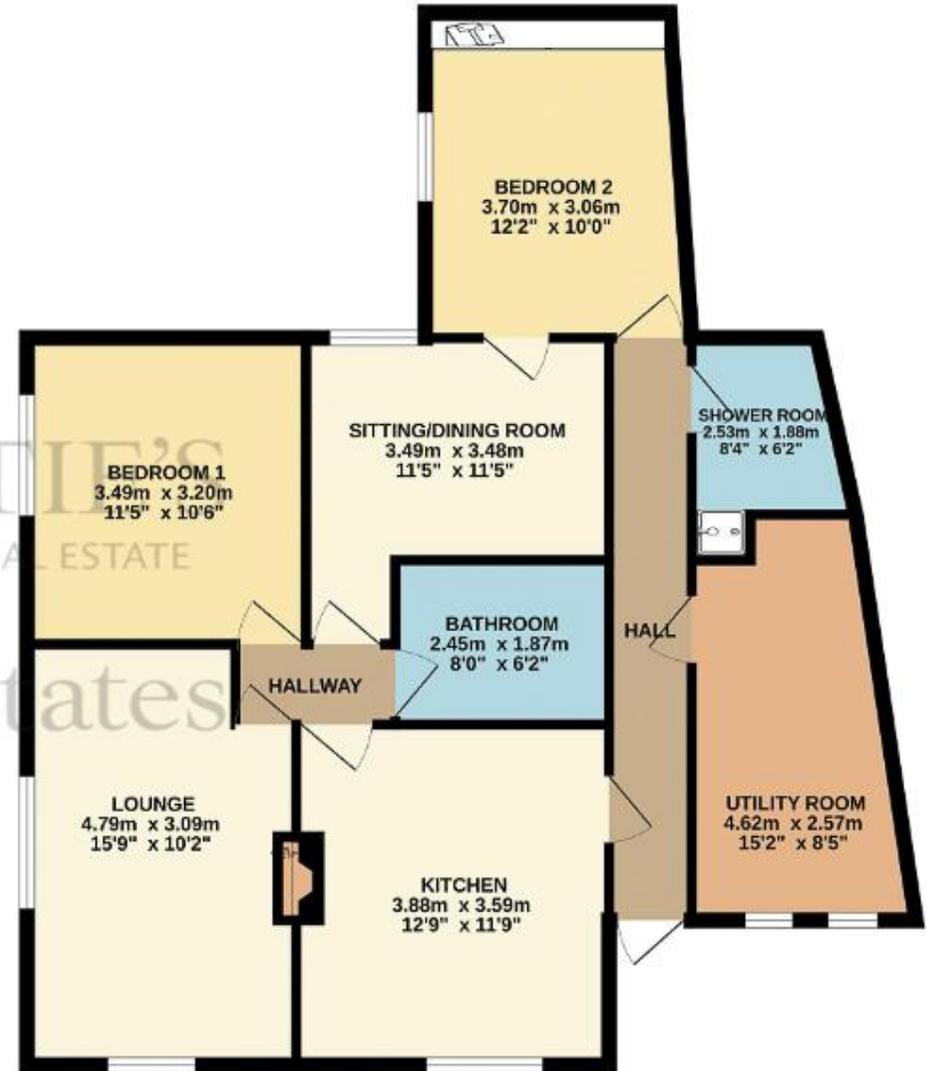
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GROUND FLOOR
59.9 sq.m. (645 sq.ft.) approx.



1ST FLOOR
85.8 sq.m. (923 sq.ft.) approx.



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Current floorplan

TOTAL FLOOR AREA : 145.7 sq.m. (1568 sq.ft.) 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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