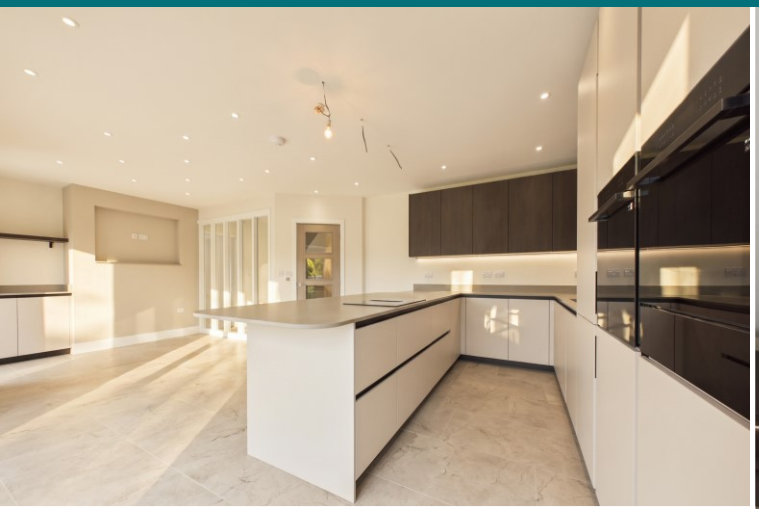
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Lavender House - Crooklands



Lavender House - Crooklands

Freehold £795,000







Features

- New build detached four-bedroom family home
- Striking open-plan kitchen / living space with Samsung appliances
- Open countryside views to front and rear
- Separate living room with inset log burner
- Four double bedrooms, two en suites and a walk-in dressing room
- Gas-fired underfloor heating to both floors

Lavender House is an exceptional newly built detached home, enviably positioned on the fringe of Endmoor and enjoying open countryside views to both the front and rear. Thoughtfully designed with a focus on quality, comfort and energy efficiency, the property combines striking contemporary architecture with generous proportions, high-specification finishes and a superb flow throughout, creating a home perfectly suited to modern family living. A welcoming entrance hallway leads through to the heart of the home — a stunning open-plan kitchen, dining and living space featuring sleek mixed-material cabinetry, integrated Samsung appliances and expansive glazing that frames uninterrupted rural views while flooding the interior with natural light. A separate triple-aspect living room provides a peaceful retreat, centred around an inset log burner and enjoying picturesque views across the surrounding countryside. Further ground-floor accommodation includes a well-appointed utility room, a stylish cloakroom and a generous integrated garage with an EV charging point. The first floor is equally impressive, centred around a bright and spacious landing enhanced by a glazed staircase that allows light to flow throughout the home. The luxurious principal suite enjoys far-reaching countryside views and benefits from a dedicated dressing area and a beautifully appointed en-suite. A superb second double bedroom also features its own en-suite and enjoys elevated rural views through a striking Juliet balcony. Two further generous double bedrooms are served by an elegant four-piece family bathroom, finished to an exceptional standard. The tarmaced driveway provides off-road parking, while the private rear garden offers a wonderful blank canvas, enjoying uninterrupted views across rolling fields and completing this outstanding modern rural home. Every window within the home has been positioned to capture the beauty of the surrounding landscape, creating a constant connection with the countryside. Underfloor heating to both floors, solar PV panels, high-quality finishes throughout and an anticipated A-rated EPC ensure Lavender House delivers not only exceptional style and comfort, but also outstanding energy efficiency.









GROUND FLOOR

Entrance hallway

Kitchen/ diner/ living - The heart of the home is a breathtaking open-plan kitchen, living and dining space, thoughtfully designed for modern living and effortless entertaining. Sleek mixed-material cabinetry, complemented by integrated Samsung appliances, creates a refined contemporary aesthetic while offering an abundance of practical storage. Full-height glazing frames uninterrupted rural views, flooding the interior with natural light and fostering a seamless connection between inside and out. Carefully zoned to define each area without compromising the sense of openness, the space comfortably accommodates a dining table and provides a versatile setting for both everyday living and entertaining.

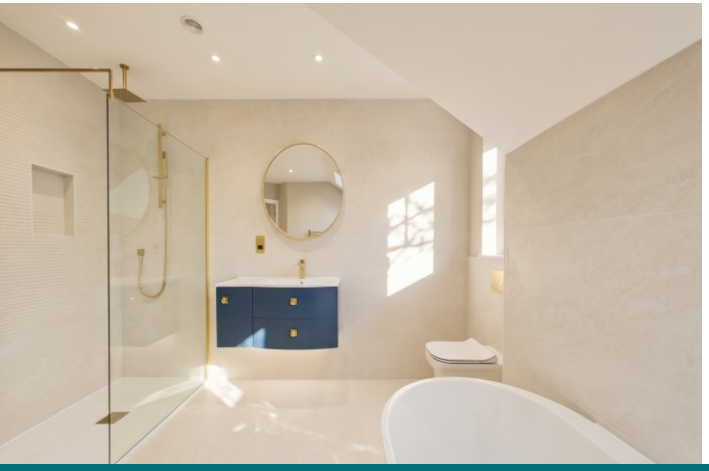
Living room - A beautifully proportioned living room provides a peaceful retreat away from the heart of the home, offering a warm and inviting space in which to relax. The inset log burner becomes the focal point during the winter months, casting a comforting glow and enhancing the room's cosy ambience. Generous triple-aspect windows frame picturesque views of the surrounding countryside, drawing in an abundance of natural light throughout the day. Whether enjoying a quiet moment with a book, unwinding after a busy day, or hosting intimate movie nights with family and friends, this elegant living space is perfectly suited to both relaxation and entertaining.

Utility room - A dedicated utility room provides a practical and well-organised space for busy households, featuring excellent storage, a sink, and room for a stacked washing machine and dryer. Designed to complement the kitchen with matching cabinetry, it maintains the home's cohesive aesthetic while keeping laundry, cleaning and everyday household tasks neatly out of sight. With convenient external access, it also serves as an ideal secondary entrance for muddy boots, outdoor gear and day-to-day family life.

Cloakroom







Garage - A generous integrated garage provides secure parking, excellent storage and the flexibility to serve as a workshop or hobby space. Equipped with an up-and-over door to the front and convenient internal access to the home. An EV charging point is installed while solar PV panels positioned on the roof above contribute to the property's outstanding energy efficiency, helping to reduce both energy consumption and running costs.

FIRST FLOOR

Master suite - A luxurious and spacious principal suite designed as a private retreat, featuring a large picture window that captures far-reaching countryside views and fills the room with natural light. Generously proportioned, it offers ample space for a king-size bed and additional furnishings, creating a serene setting for relaxation. A well-planned dressing area providing excellent storage potential, with space for fitted wardrobes, hanging rails, or bespoke cabinetry. Offering practical organisation while keeping the bedroom calm and uncluttered, it adds a touch of everyday luxury. A stylish, light-filled en-suite finished to a high standard, featuring a spacious walk-in shower with rainfall and handheld fittings, a vanity unit with integrated basin and storage, concealed-cistern WC, and a large wall mirror. A frosted window provides natural light and privacy, while a heated towel rail enhances comfort.

Bedroom 2 suite - A superb double bedroom positioned to make the most of its enviable setting, featuring a striking Juliet balcony that frames elevated, uninterrupted countryside views. Generously proportioned and thoughtfully appointed, it also benefits from direct access to a private en-suite, making it an ideal guest suite or secondary principal bedroom. With elegant gold accents throughout, this beautifully appointed en-suite combines contemporary style with practical design. The walk-in shower features a rainfall shower head, an additional handheld attachment and a recessed alcove for toiletries, creating a sleek and luxurious bathing space. A concealed-cistern WC and hand basin set within a vanity unit provide useful storage while maintaining clean, streamlined lines. A frosted-glass window allows natural light to fill the room while preserving privacy, and a heated towel rail adds everyday comfort, completing this bright, refined and thoughtfully designed en-suite.

Bedroom 3 - A generous double bedroom offering excellent versatility, well proportioned and filled with natural light, the room enjoys lovely countryside views.

Bedroom 4 - Mirroring bedroom 3, this is another excellent double bedroom that combines generous proportions with a bright and welcoming atmosphere and enjoying lovely countryside views.

Bathroom – A beautifully designed four-piece bathroom suite enhanced by gold accents, creating an inviting and luxurious feel. The suite comprises a stand alone bath with an elegant waterfall tap, a separate shower cubicle featuring a rainfall shower head and additional handheld attachment, a hand basin with useful storage below, and a concealed-cistern WC. A low-level window frames charming countryside views, while a Velux rooflight floods the room with natural light. Fully tiled walls and flooring add a sleek, contemporary finish, and a heated towel rail provides an extra touch of comfort and practicality.

Externally

The driveway provides comfortable off-road parking for two vehicles, while pathways to both sides of the property offer convenient access to the rear garden. Predominantly laid to lawn, the rear garden presents a wonderful blank canvas for landscaping, outdoor entertaining and family enjoyment. Backing onto open countryside, it enjoys uninterrupted views across rolling fields, creating a peaceful and private setting that perfectly complements the home's rural surroundings.

Useful Information

Tenure - Freehold.

House built - 2026.

Council tax band pending.

Heating - Gas central heating.

Drainage - Sewage treatment plant.

Internet - B4RN Hyperfast broadband.

What3Words location - ///yelled.cards.gardens.



Lavender House - Crooklands



Approximate total area(1)

226.7 m²

2441 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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