

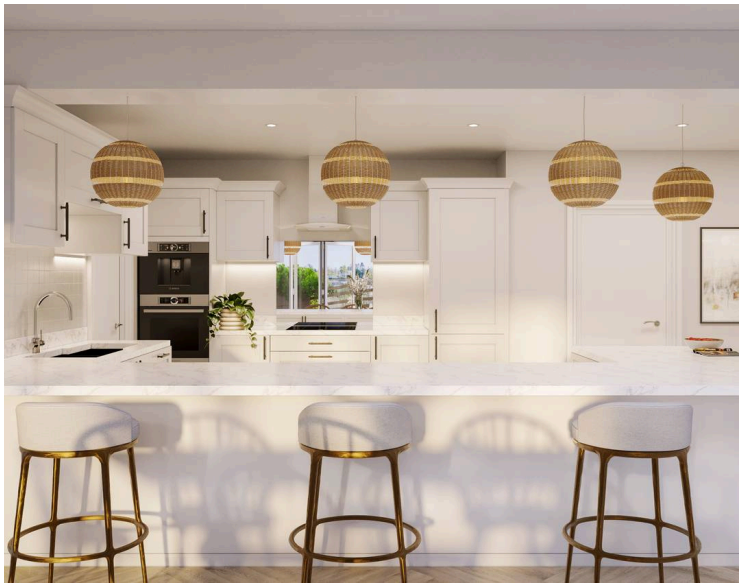




Buckthorn House, Irelands Cross, Weston Way

£830,000 Freehold

Spacious open-plan kitchen and dining area overlooking the garden and countryside beyond • Separate living room with a bay window, plus an additional snug • Five bedrooms, with bedroom four also suited to use as a study • Two en-suite bedrooms and a family bathroom • Utility room, ground floor cloakroom and a double garage connected to the house by an enclosed link • Air source heat pump, ground floor underfloor heating and a 10 year structural warranty • Integral double garage, driveway parking and electric vehicle charging point • Its own direct access from the road, serving Buckthorn House alone





Description

With space to branch out and countryside views to enjoy every day, Buckthorn House is a five bedroom detached new home with an exceptional setting. Far reaching views extend directly beyond the rear garden, while the home's own access from the road and private driveway gives it a distinct arrival. Inside, an open plan kitchen and dining area is complemented by two separate reception rooms, making the layout as practical for everyday life as it is for entertaining.

The welcoming entrance hall leads into the ground floor accommodation, with a cloakroom positioned nearby. To the front, the living room features a bay window and offers a comfortable space to relax away from the activity of the kitchen. A separate snug provides another flexible room, whether for reading, children's activities or a quieter place to sit.

At the rear of the house, the open plan kitchen and dining area is positioned to make the most of the outlook. There is space for a generous dining table and an informal seating area, with French doors opening towards the garden. From here, the views carry beyond the garden into the surrounding countryside, providing a striking backdrop to meals and gatherings.

A utility room sits beside the kitchen, providing a dedicated space for household tasks. It leads through an enclosed link to the double garage, giving convenient access between the garage and the house.

Upstairs, the first floor offers five bedrooms arranged around the central landing. The principal bedroom benefits from its own luxurious en-suite shower room, while bedroom two has a private en-suite shower room. Both provide useful privacy for family members or guests.

Bedrooms three and five provide further sleeping accommodation and are served by the family bathroom. Bedroom four could be used as an additional bedroom or study, offering the flexibility to create a home office if five bedrooms are not required.

Outside, Buckthorn House has its own direct access from the road. The landscaped rear garden enjoys an exceptional position, with far reaching countryside views immediately beyond it. Combined with the generous interior and double garage, this setting makes Buckthorn House a home with plenty of room to settle in and grow.

Specification at a Glance

- Quartz kitchen worktops, a built-in pantry cupboard, herringbone LVT flooring, a double oven, an induction hob and an integrated wine cooler.
- Glass roof lantern, French doors, recessed LED downlights and under-cabinet lighting.
- Air source heat pump and app-controlled underfloor heating throughout the ground floor.
- Electric vehicle charging point and pre-installed three-phase electricity supply.
- Wiring infrastructure for future air conditioning and fibre-to-the-premises broadband infrastructure.







Room to branch out at Buckthorn House, a five bedroom detached new home with generous living space, a double garage and exceptional far reaching countryside views beyond the rear garden.



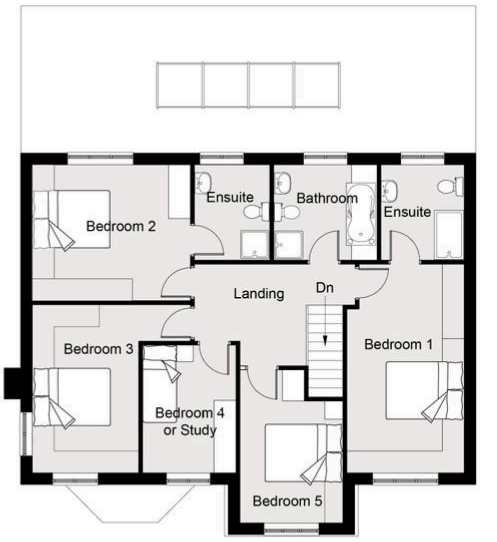




Plot 6



Ground Floor Plan
G.I.A. 147.0 m²



First Floor Plan
G.I.A. 102.5 m²