

8 The Old Yews New Barn

- Executive Four Bedroom Family Home
- Prestigious & Highly Desirable Road in New Barn
- Large Tandem Integral Garage
- Beautifully Maintained Rear Garden
- Spacious Living Room & Separate Dining Room
- Four Double Bedrooms with Ensuite to Master
- Double Glazing Throughout
- Gas Central Heating
- Water Softener

Offers In The Region Of £775,000







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Positioned on one of New Barn's most prestigious and highly sought after roads, this substantial four bedroom executive home offers generous living space, excellent natural light and beautifully maintained surroundings - perfect for modern family life.

The property welcomes you with a spacious, bright living room to the front, enhanced by a striking full length feature window that fills the room with natural light and creates an immediate sense of space. A separate dining room sits to the rear and provides direct access to the beautifully maintained garden, making it an ideal space for entertaining and family gatherings.

Leading off the dining room is a fully fitted kitchen/breakfast area, thoughtfully arranged for everyday convenience while maintaining a natural flow between living spaces.

From the hallway, there is internal access to a large tandem integral garage with electric up and over door and pedestrian access to the garden. This versatile area comfortably accommodates a vehicle while still offering space for a utility sink, water softener, additional storage - a highly practical feature for busy households. The ground floor also benefits from a recently refurbished cloakroom, finished to a modern standard.









Upstairs, the home continues to impress with a large gallery style landing offering further storage and leading to four well proportioned bedrooms, all with built in storage and the master bedroom benefiting from an ensuite bathroom. The family bathroom is an excellent size and has also been recently refurbished, providing a fresh and contemporary finish.

Set within the desirable surroundings of The Old Yews, New Barn, the property enjoys a peaceful, established setting while remaining conveniently close to local amenities, reputable schools and transport links.

Tenure: Freehold

Council Tax Band: F

Fixtures and fittings by arrangement other than those mentioned.

















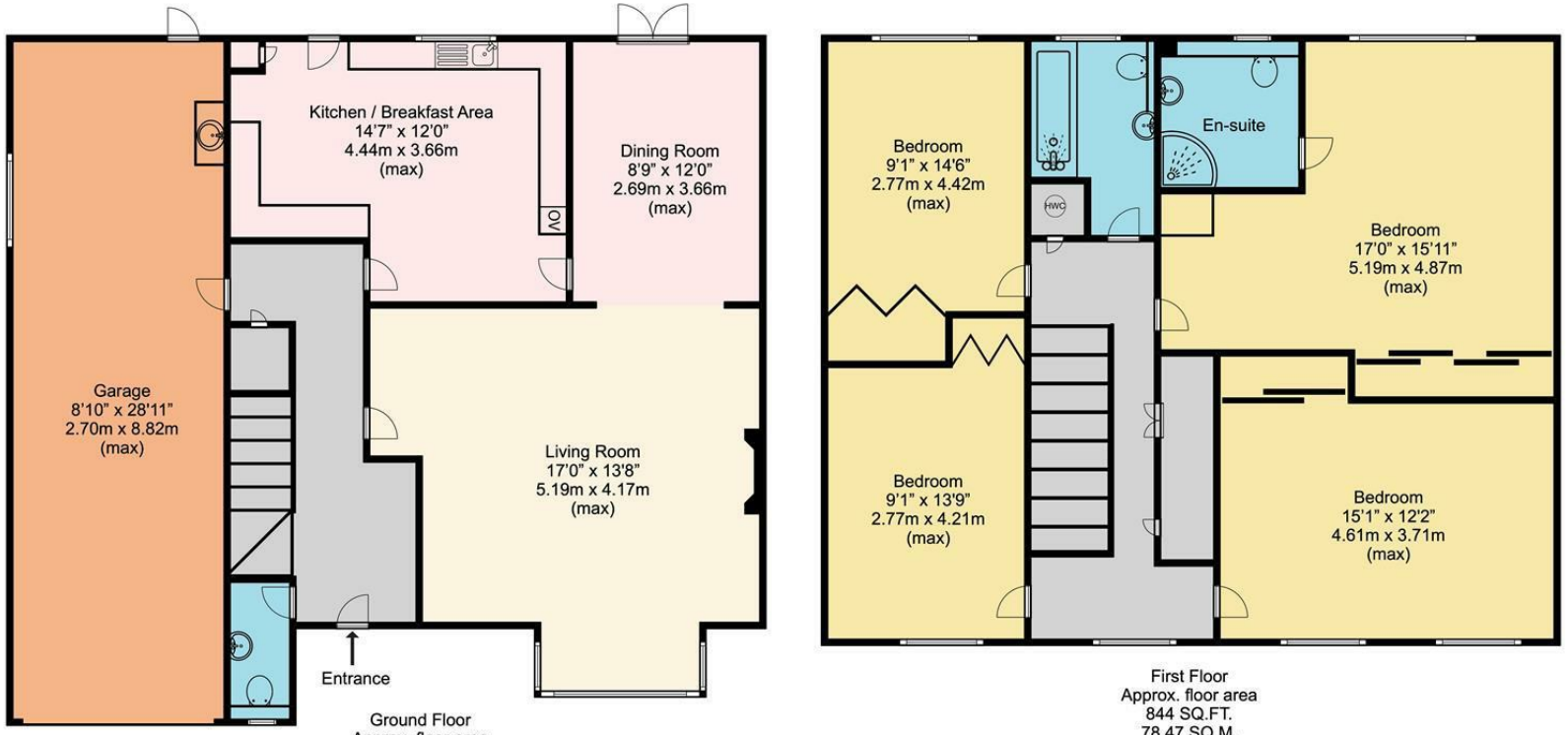






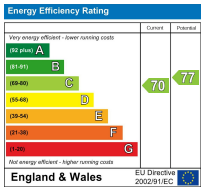


Approx. total
floor area
(Incl. Garage)
1,735 SQ.FT.
161.29 SQ.M.



Disclaimer
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement.
The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property.
Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy.
Buyers are strongly advised to take their own measurements and compass bearing.

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Appliances and services are untested. Dimensions are approximate and floorplans are not to scale.
Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

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