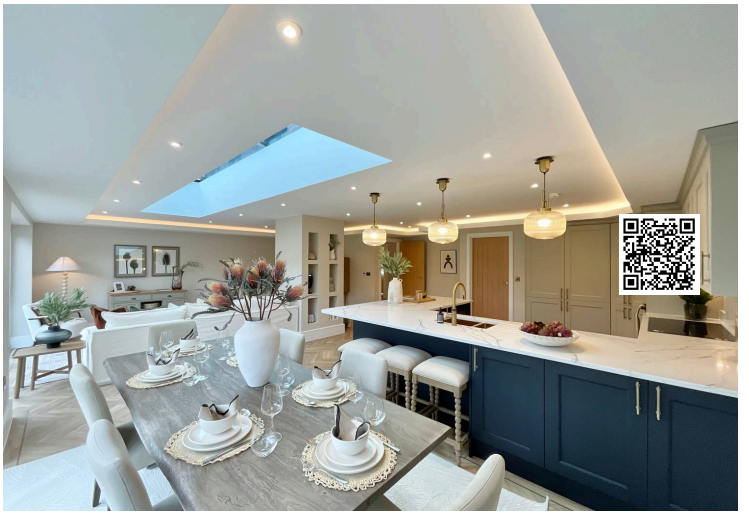






Hawthorn House, Irelands Cross, Weston Way

£775,000 Freehold

Spacious open plan kitchen, dining and family room with a roof lantern and bi-folding doors • Quartz kitchen worktops, built-in pantry and integrated wine cooler • Separate living room with bay window and open fireplace, plus a versatile snug • Four generous bedrooms, including two with private en-suite facilities • Walkout balcony with a countryside outlook and an east facing rear garden • Integral double garage, driveway parking and electric vehicle charging point • Air source heat pump, ground floor underfloor heating and a 10 year structural warranty • Attractive countryside setting within walking distance of Woore's village amenities





Description

Every new chapter deserves somewhere to put down roots, and Hawthorn House offers an inviting place to begin. Situated in the hamlet of Ireland's Cross, within walking distance of Woore's amenities, this four bedroom detached new home combines an attractive countryside setting with thoughtfully designed accommodation. A generous open-plan kitchen, dining and family room, two separate reception rooms and a contemporary specification create a home equally suited to family life and entertaining.

The entrance hall provides a welcoming introduction, with stairs rising to the first floor, access to the cloakroom and a hallway leading through to the main living accommodation. To the front, the generous living room features a bay window, bringing natural light and character to the space, together with an open fireplace. With room for comfortable seating and occasional furniture, it offers an inviting setting for quieter evenings.

A separate snug adds further flexibility to the ground floor. Whether used as an additional sitting room, a children's playroom or a home office, it provides a useful space that can adapt to the needs of its owners.

Extending across much of the rear of the property, the open-plan kitchen, dining and family room forms the heart of the home. Its generous layout creates distinct areas for cooking, eating and relaxing, while maintaining a sociable setting where family and guests can spend time together. Aluminium bi-folding doors offer direct access to the garden.

The kitchen features quartz worktops, a built-in pantry cupboard and a peninsula arrangement, providing ample preparation space and a natural division from the dining area. Appliances include a double oven, induction hob and integrated wine cooler, complemented by practical herringbone LVT flooring, recessed LED downlights and under-cabinet strip lighting.

Beyond the kitchen, there is plenty of space for a family dining table and a comfortable seating area. A large glass roof lantern introduces additional natural light, while aluminium bi-folding doors open onto the garden, creating a connection between the indoor and outdoor spaces that is particularly appealing for summer entertaining.

A separate utility room sits conveniently off the kitchen, with a sink and worktop area shown on the floor plan. This provides a practical space for household tasks and gives internal access to the double garage.

Upstairs, the landing leads to all four bedrooms and the family bathroom, with a useful storage cupboard providing additional practicality. A distinctive feature is the walkout balcony, accessed directly from the landing at the front of the house. This offers an appealing spot for a morning coffee while enjoying the beautiful open countryside outlook to the right-hand side of the property.

The principal bedroom occupies a generous area above the garage, with two dormer windows adding character and bringing natural light into the room. There is space for a large bed and accompanying furniture, together with a luxurious and contemporary en-suite.







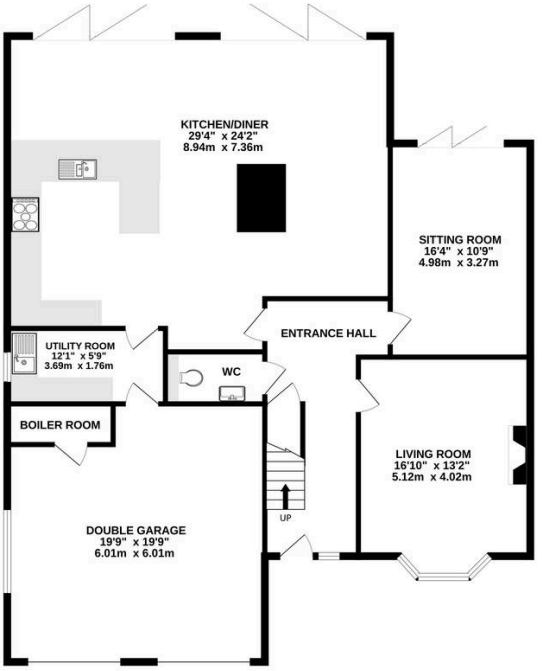
Put down roots at Hawthorn House, an impressive four bedroom detached new home in Ireland's Cross. High specification living, two en-suites, a balcony and a double garage complete the picture.



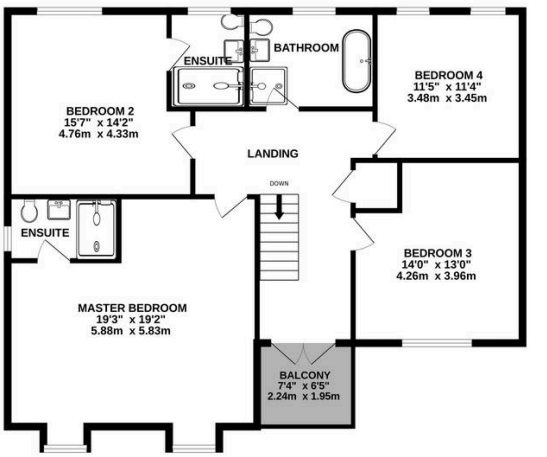




GROUND FLOOR
1648 sq.ft. (153.1 sq.m.) approx.



1ST FLOOR
1137 sq.ft. (105.6 sq.m.) approx.



TOTAL FLOOR AREA : 2784 sq.ft. (258.7 sq.m.) 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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