





Guide price £600,000

1 Willow Mews London road

Cowplain, PO8 8BU

- STYLISH DETACHED FAMILY HOME
- SOUTH FACING GARDEN & DRIVEWAY PARKING
- EXCLUSIVE DEVELOPMENT OF THREE HOMES
- OPEN PLAN KITCHEN WITH BI-FOLD DOORS
- FOUR BEDROOMS WITH EN-SUITE TO MASTER
- MODERN FAMILY BATHROOM & CLOAKROOM
- BUILT BY WILSON DESIGNER HOMES IN 2017
- B RATED EPC WITH UNDERFLOOR HEATING

Tucked away within an exclusive and highly regarded development of just three executive homes, this beautifully presented detached family residence was constructed by Wilson Designer Homes in 2017 and offers a superb blend of contemporary design, high specification and practical family living.



From the outset, the property makes a strong impression with its well-proportioned driveway providing ample off-road parking alongside an integral garage (part converted to a large Utility/boot room) The attractive façade hints at the quality found throughout, with a carefully considered layout extending to approximately 1,600 sq ft.

Upon entering, a bright and spacious entrance hall sets the tone, leading to a versatile study ideal for home working, alongside a useful cloakroom. The sitting room is a warm and inviting space, centred around a feature fireplace and enjoying a pleasant outlook to the rear with direct access to the garden.

Undoubtedly the heart of the home is the stunning open-plan kitchen/dining room, thoughtfully designed for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of high-quality units, integrated appliances and a central island, all complemented by sleek worktops. There is ample space for dining, with bi-fold doors opening seamlessly onto the garden terrace, allowing natural light to flood the space and creating a wonderful indoor-outdoor connection.

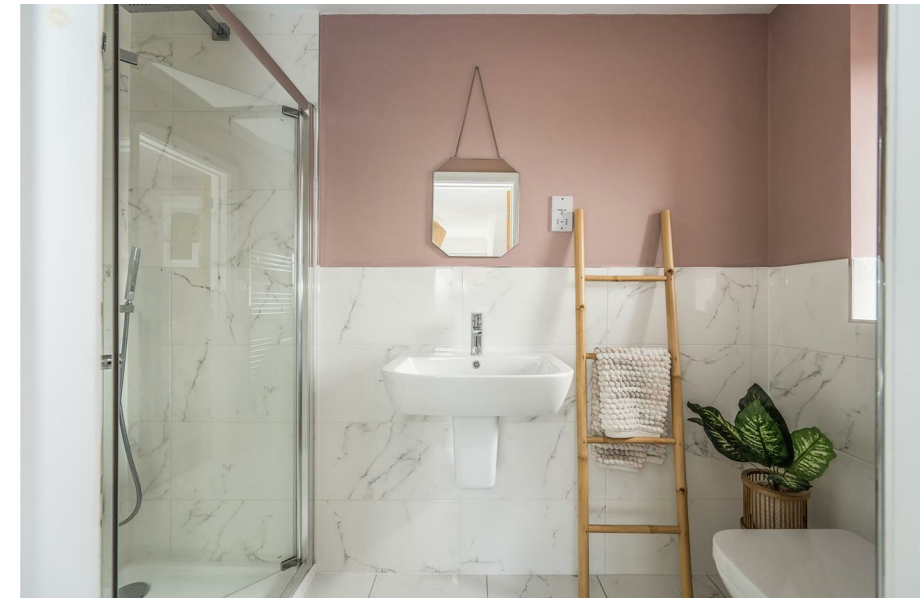
The ground floor benefits from wet underfloor heating, enhancing both comfort and energy efficiency, reflected in the property's impressive B-rated EPC.

Upstairs, the first floor continues to impress with four well-proportioned bedrooms. The principal bedroom is a generous double, complemented by a stylish en-suite, while the remaining bedrooms are served by a contemporary family bathroom, all finished to an excellent standard.

Externally, the south-facing rear garden is a particular highlight, enjoying a sunny aspect throughout the day. It has been designed for ease of maintenance, with a spacious patio area ideal for outdoor dining and entertaining, leading onto a lawned garden, all enclosed to provide a safe and private environment for families.

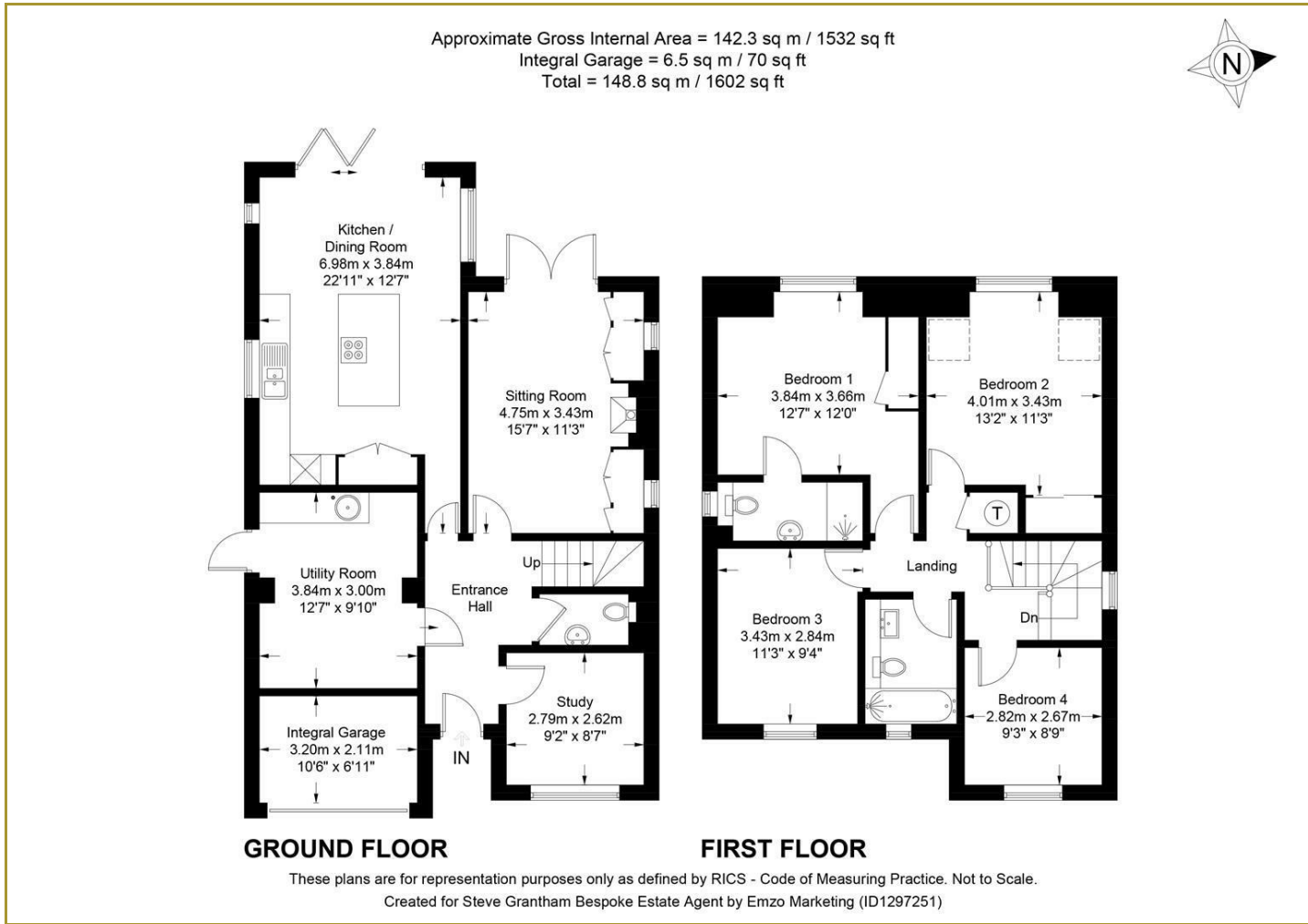
This exceptional home combines modern efficiency, high-quality finishes and a desirable setting within a small, exclusive development, making it an ideal choice for buyers seeking a stylish and comfortable family home in a prime location.



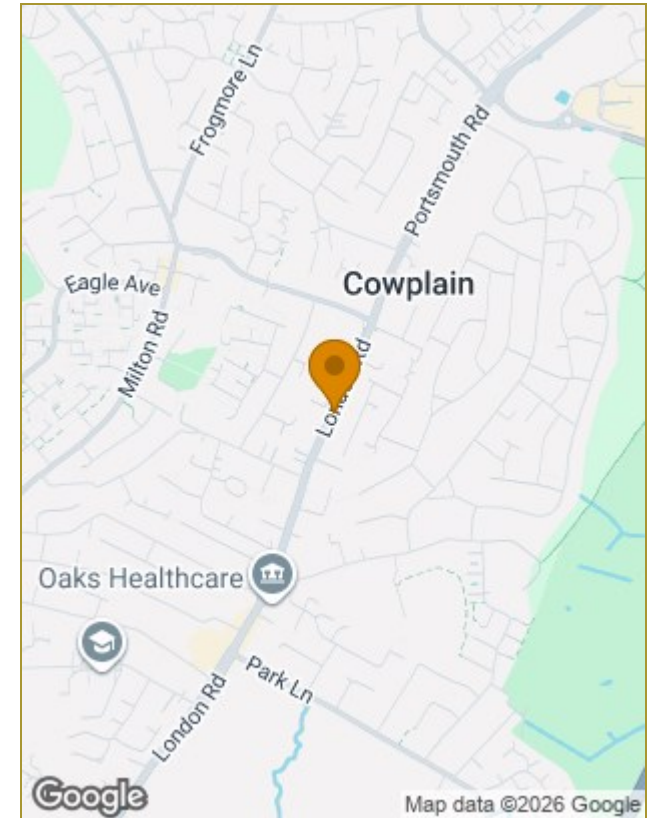




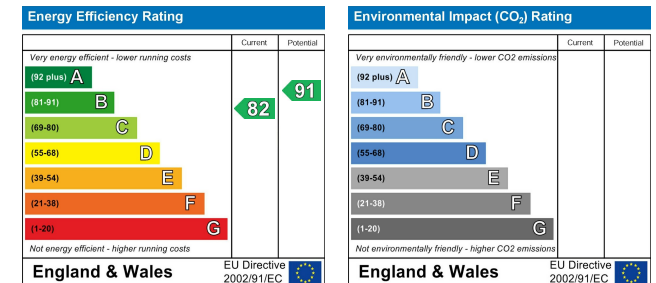
Floor Plans



Location Map



Energy Performance Graph



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