

## **Plot 5 Hambly Court The Woodlands Malpas**



### **EXCLUSIVE GATED DEVELOPMENT OF LUXURY HOMES PLOT 5 - IMPRESSIVE HIGH SPECIFICATION 4 BEDROOM DETACHED HOUSE**

- SUPERB DETACHED FAMILY HOME IN GATED DEVELOPMENT
- LARGE CONTEMPORARY OPEN PLAN KITCHEN/DINING/FAMILY ROOM WITH QUARTZ WORK SURFACES AND FRENCH DOORS TO GARDEN.
- ATTRACTIVE LOUNGE WITH BAY WINDOW
- SITUATED CLOSE TO EXCELLENT AMENITIES AND SCHOOLS
- SEPARATE UTILITY AND CLOAKROOM
- PRINCIPAL BEDROOM WITH BUILD IN WARDROBES AND LUXURY EN SUITE.
- CONTEMPORARY FAMILY BATHROOM WITH FEATURE TILING
- AN OUTSTANDING OPPORTUNITY ON THIS EXCEPTIONAL DEVELOPMENT.
- WELL PROPORTIONED GARDENS WITH PRIVATE DRIVEWAY
- INTEGRAL GARAGE

**£455,000**

## Plot 5 Hambly Court

### Introduction

Hambly Court is a stylish gated development of 7 (when fully complete) luxury detached homes and 6 exclusive apartments set in the extensive landscaped grounds of Woodlands house.

After acquiring the development site 8 years ago, Powell Developments have carefully restored the beautiful Woodlands House using the highest quality craftsmen to provide a unique secure gated development set in two acres of landscaped grounds. Access is gained through impressive electric gates with intercom system and number plate recognition for residents. The attention to detail and unique quality of the development is exceptional and as sole selling agents we are delighted to confirm that both the new build show home and luxury apartments are now ready to view.

The development also benefits from excellent transport links and is ideally located close to road communications at Junction 26 of the M4 Motorway giving easy access to Newport, Bristol and Cardiff. First class amenities including St Josephs Hospital, a private school and M&S are all within five minutes walk.

Plot 5 has been designed to provide stylish living space whilst complimenting the features of the original Woodlands House. The property benefits from a large plot with an integral garage and private driveway provided off road parking. The spacious ground floor accommodation extends to entrance hallway, cloakroom, utility room, lounge with bay window and an impressive open plan luxury kitchen/dining room with built in appliances opening to family room with French doors to garden. A feature staircase gives access to the first floor living space, landing, principal bedroom with en suite, three further bedrooms and luxury family bathroom.

Additional features include contemporary oak internal doors, quartz work surfaces, luxury tiling and attractive sash windows. The property also benefits from gas fired central heating and a 10 year build warranty.

To arrange a private site visit and to discuss this exciting development please contact Nuttall Parker Newport 01633 212666.

### GROUND FLOOR

**Hallway 17'11" x 6'2" (5.48 x 1.90)**

**Lounge 16'6" x 11'5" (5.05 x 3.50)**

**Kitchen/Dining/Family Room 28'8" x 11'11" maximum (8.75 x 3.65 maximum)**

**Utility 8'8" x 5'6" (2.66 x 1.68)**

**Cloakroom 5'4" x 3'1" (1.65 x 0.95)**

### FIRST FLOOR

**Bedroom 1 13'11" x 11'5" (4.25 x 3.48)**

**En-suite 7'8" x 6'4" (2.35 x 1.95)**

**Bedroom 2 12'11" x 10'5" (3.95 x 3.19)**

**Bedroom 3 11'11" x 9'0" (3.64 x 2.75)**

**Bedroom 4 12'11" x 7'10" (3.95 x 2.39)**

**Bathroom 9'0" x 6'11" (2.76 x 2.13)**

### OUTSIDE

#### Garden and outside

Hambly Court is accessed through an impressive electric gated entrance with intercom access system and number plate recognition system for residents.

Plot 5 enjoys a lovely position and is set in well proportioned gardens with patio and private driveway providing off road parking.

#### Services

All services will be connected to the property

#### Tenure

We are advised the property will be freehold however this should be confirmed by your solicitor

## **Measurements and photographs**

All measurements are approximate. Computer generated images are for illustration purposes only and their detail should not be relied upon. Floor plans are approximate and example kitchen photographs are of plot 3 Hambly Court. All details for plot 5 should be confirmed prior to purchase. The site plan image shows the intended configuration of the site, we have been advised this by the developers but could be subject to change.

## **Service charges**

Plot 5 will have a monthly service charge to cover grounds maintenance and the electric gated entrance. Details to be confirmed.


## **Viewing**

By prior appointment with vendors agents NUTTALL PARKER (01633) 212666


These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements of information contained therein.



## Energy Efficiency Rating

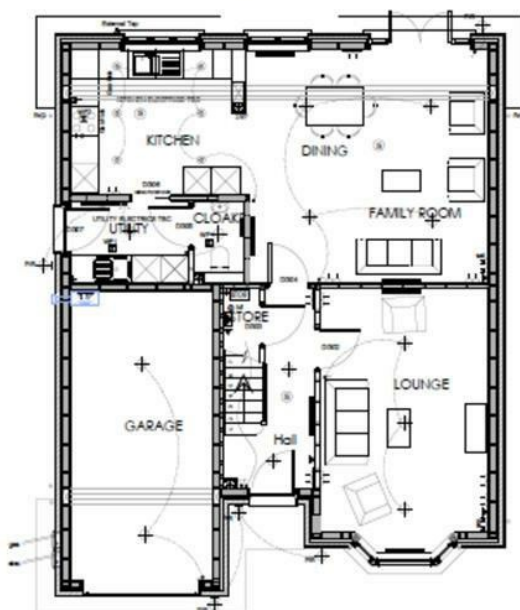
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



FIRST FLOOR PLAN



GROUND FLOOR PLAN