

£925,000



Woodrow, 2 Paddock Place, Soldiers Field Lane, Findon Village, West Sussex, BN14 0SH

A newly built five bedroom executive residence situated in a quiet cul-de-sac position within the picturesque location of Findon Village.

- Entrance Hall
- Ground Floor Cloakroom
- Sitting Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Fully Integrated Appliances
- Utility Room
- Five Bedrooms
- Master Bedroom with En-suite
- Bedroom Two with En-suite Facilities
- Family Bathroom
- Ground Floor Underfloor Heating
- Attached Double Garage
- Landscaped Gardens Front and Rear

Woodrow forms part of a select newly built development of three substantial homes constructed to a high specification and located within this highly regarded village location at the foot of the South Downs. Features include: polished porcelain floors to spacious entrance halls, bespoke oak staircase and galleried landings, oak doors throughout, underfloor heating system to ground floor, bespoke fitted kitchens with granite working surfaces and fully integrated appliances, 'Duravit Starck' sanitary ware with chrome and glass fittings, multi media system installed, landscaped gardens front and rear with attached double garage, westerly rear aspect.



Entrance uPVC panelled front door to:

Reception Hall 13' 7 maximum" x 13' 5" (4.14m x 4.09m) Tiled flooring with underfloor heating, impressive oak and glass balustrade, walk-in understairs storage cupboard, concealed spot lighting, wall-mounted controls for underfloor heating.

Ground Floor Cloakroom Wall-mounted push flow w.c., wall-mounted wash hand basin, heated chrome towel rail, tiled flooring with underfloor heating.

Sitting Room 17' 2" x 12' 7" (5.23m x 3.84m) Feature marble open fireplace with gas point, uPVC double French doors and windows leading to raised terraced area, concealed spot lighting, integrated speaker system, wall-mounted underfloor heating controls.

Dining Room 13' 0" x 12' 1" (3.96m x 3.68m) uPVC double glazed windows, telephone point, wall-mounted thermostat control for underfloor heating, integrated speaker system.

Study 12' 8" x 8' 7" (3.86m x 2.62m) uPVC double glazed windows, concealed spot lighting, telephone point, TV point.

Kitchen/Breakfast Room 20' 8" x 20' 3 maximum" (6.3m x 6.17m)

Kitchen Area Overlooking rear garden, custom built range of units with integrated 'NEFF' appliances comprising stainless steel double oven, microwave and grill and warming pan, integrated fridge and freezer, integrated dishwasher, range of granite working surfaces with one and half bowl single drainer sink unit with mixer tap, central breakfast island with inset 'NEFF' five ring electric hob with chrome and glass extractor over, further range of built-in soft closing drawers, granite working surface, further built-in storage cupboards, tiled flooring with underfloor heating, TV point, uPVC bi-folding doors leading to rear garden and terraced area.



Breakfast Area Concealed spot lighting, uPVC double glazed windows, integrated speaker sound system, wall-mounted controls for underfloor heating.

Utility Room 10' 9" x 5' 6" (3.28m x 1.68m) Inset wash hand basin, range of built-in storage cupboards, cupboard housing washing machine, door leading to side access, tiled flooring, extractor fan, concealed spot lighting.

Stairs To: First Floor

Galleried Landing Oak and glass galleried landing, radiator, concealed spot lighting, cupboard housing pressurised cylinder, wall-mounted control for central heating.



Master Bedroom 30' 4" x 14' 4 maximum" (9.25m x 4.37m) Superb sized suite, two radiators, uPVC double glazed Velux windows, concealed spot lighting, integrated sound speaker system, TV point, telephone point, door to:

En-Suite Bathroom Panelled bath with central chrome shower attachment, wall-mounted wash hand basin with toiletries cupboards under, low level push flow w.c., heated chrome towel rail, tiled flooring, part tiled walls, walk-in double shower with glass and chrome screen and fitted independent chrome shower unit.

Bedroom Two 14' 3" x 12' 2" (4.34m x 3.71m) Radiator, uPVC double glazed windows, TV point, telephone points, door to:

En-Suite Shower Room Wall-mounted wash hand basin, low level flush w.c., walk-in glass and chrome double shower unit with fully tiled walls and independent shower unit, shaver point.

Bedroom Three 13' 7" x 11' 0" (4.14m x 3.35m) Radiator, uPVC double glazed windows.

Bedroom Four 12' 8" x 11' 3" (3.86m x 3.43m) Radiator, uPVC double glazed windows.

Bedroom Five 13' 0" x 11' 3" (3.96m x 3.43m) Radiator, uPVC double glazed windows, access to loft space.

Family Bathroom Inset bath with fitted chrome central taps and shower attachment, separate fully enclosed shower cubicle with glass and chrome screen, inset vanity wash hand basin, low level push flow w.c., heated towel rail, part tiled walls.

Outside

Front Paved driveway providing parking for several vehicles, landscaped gardens.

Attached Double Garage Electronically operated metal up and over doors, wall-mounted boiler, power and light.

Rear Garden Mainly west facing with raised terraced area, enclosed by fence panelling



Managing Director:
Marcel Hoed



DETAILED SPECIFICATION

• KITCHENS

- Fully Fitted bespoke contemporary kitchens with indulgent granite worktops
- Stainless steel sink set off by a contemporary mixer tap
- Built-in stainless steel electric twin ovens with complementary stainless steel hobs
- Integrated Neff appliances including dishwasher, fridge/freezer, washing machine, microwave
- Pelmet lighting to work top areas
- Porcelain floor tiles to the kitchen/breakfast room and utility room

• BATHROOMS AND EN-SUITES

- Luxurious white Duravit Starck 3 sanitary ware with Hansgrohe contemporary chrome fittings
- Showers to feature thermostatic shower valves and adjustable riser with an elegant clear glass enclosure to en-suites
- Half height luxurious wall tiles in all bathrooms and full height tiling to shower enclosures
- Sleek floor tiling to bathrooms and en-suites
- Stylish heated chrome towel rails to bathrooms and en-suites

• AV AND MULTIMEDIA

- Multi-room audio system installed in master bedroom, bathroom, kitchen and living room. Further rooms
- Pre-wired for future expansion
- BT telephone and high-speed data network throughout
- SAT HD and Freeview TV points in all bedrooms and living areas
- DAB and FM Radio points in all bedrooms and living areas

DETAILED SPECIFICATION

• HEATING AND HOT WATER

- Gas-fired central heating system
- Underfloor heating throughout ground floor

• INTERNAL FINISHES

- Polished Porcelain floors to entrance halls
- Bespoke solid Oak staircase and gallery landings
- Luxurious fitted carpets throughout
- Oak internal doors with contemporary ironmongery
- White moulded skirting and co-ordinated architrave
- Internal walls finished in matt almond white

• GENERAL FEATURES

- Mains operated security & smoke alarms
- Double glazed timber windows
- External lighting provided to front and back doors and garages
- Landscaped front and rear garden
- External tap provided

• AFTER CARE

- Each home carries a ten year Premier Warranty.

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Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

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