



KNOWLAND DRIVE, £1,000,000, FREEHOLD

THIS EXCEPTIONAL HOME OFFERS FOUR GOOD SIZED BEDROOMS, TWO BATHROOMS, AND A GENEROUS SITTING ROOM. THOUGHTFULLY, DESIGNED, THE PROPERTY FEATURES A STRIKING ATRIUM THAT FILLS THE INTERIOR WITH AN ABUNDANCE OF NATURAL LIGHT. THE WELL-CONSIDERED LAYOUT PROMOTES A SEAMLESS FLOW BETWEEN INDOOR AND OUTDOORS, CREATING INVITING SPACES PERFECT FOR BOTH RELAXING AND ENTERTAINING. THERE IS AN INTEGRAL SINGLE GARAGE AND AMPLE PARKING. Its LOCATION IS A SHORT WALK TO THE VILLAGE CENTRE.

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DESCRIPTION:

Set within a quiet cul-de-sac on Knowland Drive, this well-planned four-bedroom detached bungalow offers generous and flexible accommodation over two floors. The property features a private, well-maintained garden, excellent natural light, and a layout suited to both families and downsizers.

The approach includes a shingled driveway with space for multiple vehicles, a turfed area, and access to an integral garage. The front door opens into a striking double-height atrium with a vaulted ceiling, flooding the entrance with natural light. From here, doors lead to the main living areas, two ground floor bedrooms, and a cloakroom.

The kitchen, positioned at the rear, is fitted with NEFF hide and slide electric fan oven, with an above combination oven with microwave as well as a NEFF hob, integrated NEFF dishwasher, integrated fridge/freezer and a Blanco sink below a rear-facing window. Double doors open onto the garden, while an archway links the kitchen to the dining space boasting engineered oak flooring continues through to the dining area and garden room.

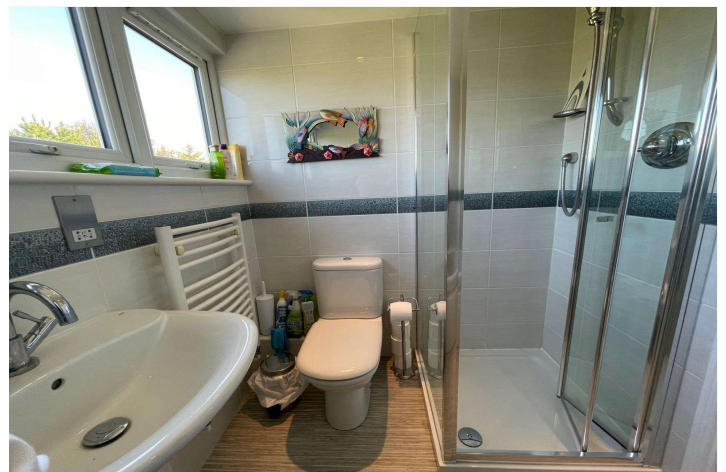
The lounge includes a double-height brick fireplace with stone mantle and wood-burning stove, along with a built-in log store. Dual front-facing bay windows bring in plenty of light. The dining area, set between the kitchen and garden room, connects to the garden via bi-folding doors. A second set of bi-folding doors in the garden room enhances the indoor-outdoor connection and provides direct access to the patio and lawned garden.

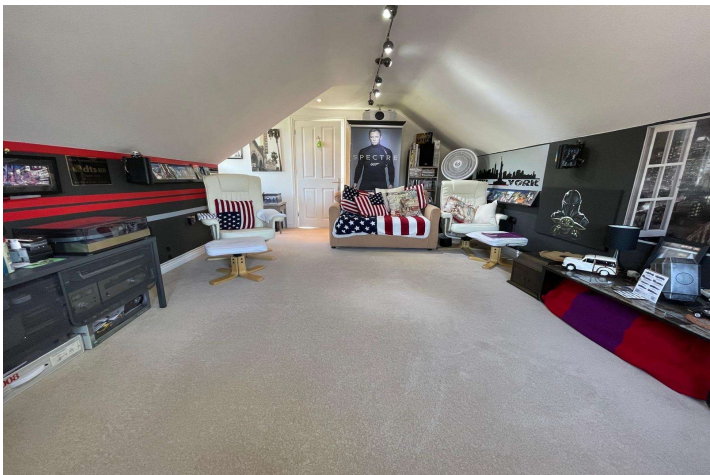
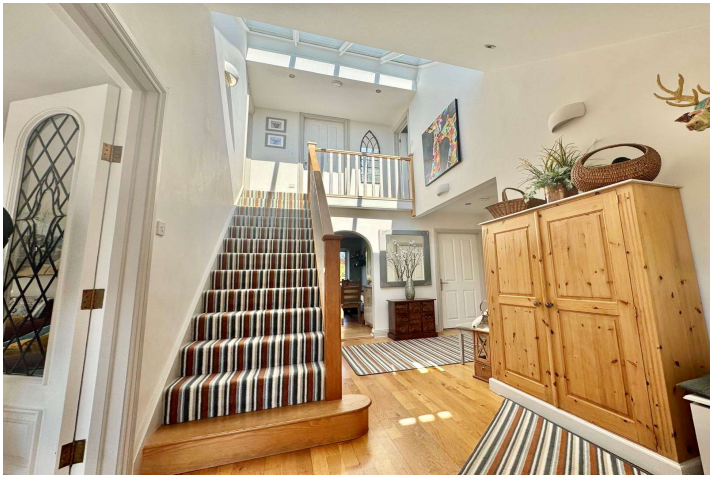
The principal bedroom, located at the front, includes built-in mirrored wardrobes and a spacious en-suite with bath, separate shower, basin, built-in storage, and heated towel rail. A second generous double bedroom on the ground floor overlooks the garden.

On the first floor, there are two additional double bedrooms set into the eaves, both with dual aspect windows and eaves storage. One room contains the boiler. There is also a family bathroom, with bath, separate shower, mixer tap, and heated towel rail, sits between the two.

The rear garden enjoys sun throughout the day and features a large patio area spanning the length of the property, level lawn, and a custom-made aluminium pergola, creating a defined space for outdoor dining or relaxation. There are three electric sockets on the external wall. Mature borders surround the garden, which is enclosed for privacy.

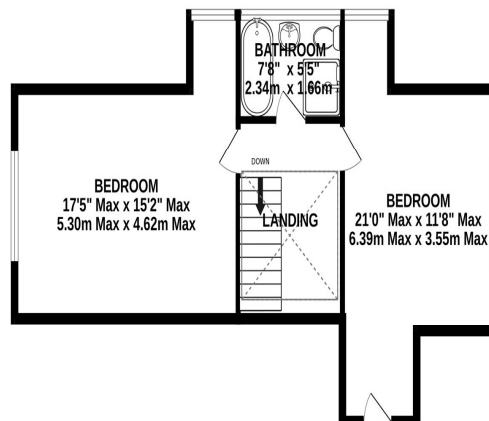
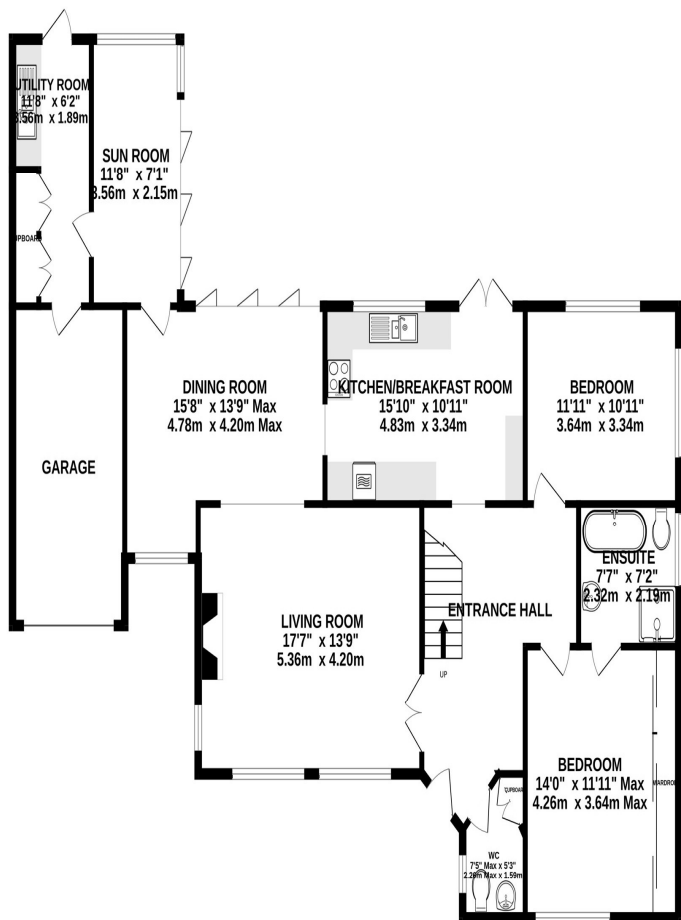
The integral garage provides secure parking or additional storage and is accessed from the house via a utility room, which also opens onto the rear garden. The utility room includes additional storage cupboards and an integrated fridge freezer. The fuseboard is located in the garage, with a boarded loft space above for further storage.





GROUND FLOOR
1435 sq.ft. (133.3 sq.m.) approx.

1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1966 sq.ft. (182.6 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

Property Ref: MOS250035

Tenure: Freehold

Council Tax Band: F

Heating: Central Heating Gas Boiler.

Water Supplier: Southern Water

Broadband: For supplier and speed we refer to Offcom.

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Shown were correct at the time of printing

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