



4 Ashmoor Gardens

Houghton | Milford Haven | SA73 1PQ

Offers In The Region Of £575,000 | Freehold | EPC: B



Introduction To Modern Elegance

Nestled within the charming village of Houghton, this exceptional new-build residence emerges as a beacon of modern luxury amidst an exclusive development of premium homes. Crafted with unparalleled attention to detail by the owners, the property showcases superior quality and deliberate design, reflecting a deep commitment to excellence in every aspect.

Interior Design and Sophistication

Boasting five elegantly appointed bedrooms and four meticulously designed bathrooms, the home epitomises contemporary sophistication. Its design seamlessly blends the demands of family life with the desires for aesthetic beauty and functional elegance, offering expansive living and entertainment spaces that promise both comfort and style. The thoughtful layout and refined finishes throughout the residence ensure a living experience that surpasses the expectations of discerning modern homeowners, making it a true masterpiece of interior design.

Exterior Charm and Functionality

Outside, the residence features a private driveway with ample space for several vehicles. Adjacent to the home, a beautifully landscaped patio and garden unfold from the bi-folding doors, creating an exceptional space for entertainment. Additionally, a spacious double garage adds to the property's visual appeal and practicality.

Serene Village Luxury in Houghton

Situated in the serene village of Houghton, Ashmoor Gardens finds itself at the heart of Pembrokeshire's idyllic landscapes, marrying the warmth of village camaraderie with the pristine beauty of the surrounding countryside. Centrally located, it is a short drive to the vibrant town of Haverfordwest to the north, while the seaside towns of Neyland, Pembroke, and Milford Haven lie conveniently to the south. The quaint village of Burton, celebrated for its scenic riverside pub, is also just a stone's throw away. The Cleddau River elegantly encircles Houghton on three sides, offering a tranquil haven amidst nature's embrace.



Porch

Step through the striking anthracite grey composite door into a welcoming porch adorned with elegant herringbone tiled flooring. Floor-to-ceiling windows bathe the area in natural light, creating the perfect spot for organising outerwear.

Entrance Hallway

The allure of herringbone tiles extends across the ground floor, enhanced by luxurious underfloor heating. An open staircase with a gallery landing adds a grand touch, while solid oak doors invite exploration into the adjoining spaces.

Lounge

5.39m x 5.00m (17'8" x 16'5")

This expansive living area is illuminated by side aspect windows and full-length windows to the fore, ensuring a bright and inviting atmosphere. The comfort of thermostat-controlled underfloor heating and the continuity of herringbone tiles set the stage for leisure, complemented by conveniently located TV and electrical outlets.

Study / Bedroom Five

3.68m x 3.65m (12'1" x 12'0")

Echoing the ground floor's refined aesthetic, this adaptable room extends the herringbone tiled flooring and underfloor heating into its domain. Natural light from a side window illuminates the space, ideal for use as a study or fifth bedroom. With the continuity of modern conveniences like high-speed internet and a TV point, it seamlessly blends functionality with the elegant design seen throughout the home.





Kitchen / Dining Room

6.18m x 4.55m (20'3" x 14'11")

The kitchen stands as a testament to exquisite design, showcasing soft-close units adorned with bespoke antique solid brass knurled handles against quartz worktops and splash-backs. It's equipped with premium appliances: a double sink, an integrated Bosch dishwasher, a Neff induction five-ring hob with extractor hood, an eye-level Neff double oven, and an integrated fridge and freezer. The centrepiece island, with base units and breakfast bar accommodating four stools, is crowned by stunning pendant lights, while wall-mounted fixtures enhance the kitchen's captivating allure.

As you venture further into the heart of this home, the wow factor unmistakably prevails. This remarkable space, awash in natural light from bi-folding doors and encircling full-length windows, offers a seamless transition to the patio and garden. The elegance of herringbone tiled flooring persists, complemented by the luxury of underfloor heating.



Utility Room

3.71m x 2.50m (12'2" x 8'2")

The utility room has been meticulously designed for both functionality and style, including plumbing for a washing machine and dryer, set beneath a sleek quartz worktop. A built-in dry room cupboard houses the water cylinder and air source control panel. A practical sink with a draining board and base level unit below, a window offering natural light, and a door to the side pathway provide convenience and easy access, making this space both elegant and highly functional.

Shower Room

2.50m x 2.50m (8'2" x 8'2")

Step into a sanctuary of refined elegance with the shower room's antique black grey mosaic tile flooring and luxurious marble wall panelling. The space is equipped with a WC and a walk-in shower, featuring a rainfall head and a sleek glass sliding screen. A stylish wash hand basin rests atop a vanity unit. Natural light filters through the window, complemented by an extractor fan, a heated mirror, and a heated towel rail.

Landing

The gallery, majestically overlooking the main entrance hall, fosters an open and cohesive atmosphere within the home. Natural light streams through the Velux window, brightening the area and enhancing its inviting ambience.

Family Bathroom

3.74m x 2.50m (12'3" x 8'2")

Elegant tiled flooring sets the tone, where a luxurious bath takes centre stage with its wall-mounted tap and convenient shower head attachment. The walls are enveloped in oak paneling, featuring textured metro rust brown and dwell emerald tiles that infuse character into the space. A WC and a sink, incorporating a vanity unit with a mirror positioned above it for added functionality and style, are thoughtfully included. The corner shower, boasting a rainfall head and a modern glass sliding screen, offers a spa-like indulgence. The room is equipped with two heated towel rails for added comfort and convenience, while an extractor fan and a Velux window ensure a well-ventilated and naturally lit atmosphere.





Master Bedroom

4.59m x 4.55m (15'1" x 14'11")

The master bedroom features plush carpeting underfoot. Dual windows to the fore and side aspects ensure the room is bathed in natural light, complemented by two radiators. Enhancing the ambience, bespoke pendant lights hang beside the bed, offering both style and function to this peaceful retreat.

Dressing Room

4.81m x 3.31m (15'9" x 10'10")

A sanctuary of organisation and style, this dressing room boasts carpeting for comfort underfoot. Bespoke built-in storage wraps around the entire room, offering an array of drawers, shelving, and hanging rails designed to accommodate every piece of your wardrobe.



Master En-Suite

This luxurious en-suite features convenient Jack and Jill access, catering to a seamless flow from both sides. At its heart lies a central walk-in shower, accentuated by striking emerald green marble tiles, equipped with dual rainfall shower heads and two handheld attachments, ensuring a shower experience like no other. The room's design prioritises comfort and functionality, with tiled flooring incorporating efficient drainage and not one, but two heated towel rails for added luxury. The space is further enhanced by a WC and two exquisite washbasins, each set atop a striking vanity unit and framed by a marble tile surround, echoing the shower's opulent design. A Velux window completes the en-suite.

Bedroom Two

5.39m x 7.00m (17'8" x 23'0")

This bedroom features plush carpeting underfoot for a cosy feel. A window frames the view to the fore, complemented by a radiator below. Storage is amply provided by two built-in wardrobes, while wall-mounted bedside lights add a touch of elegance and convenience.

En-Suite Shower Room

This modern en-suite combines style with practicality, with sleek tiled flooring and walls adorned with a marble-effect panel for a touch of luxury. The essentials are elegantly covered, including a WC and a sink nestled within a handy vanity unit for additional storage. The shower is equipped with a rainfall head and enclosed by a clear glass door. An extractor fan ensures the space remains well-ventilated.

Bedroom Three

3.65m x 3.25m (12'0" x 10'8")

This bedroom features carpeting underfoot with built-in wardrobes that ensure ample storage space. The side aspect window fills the room with natural light, complemented by a radiator for added warmth.

Bedroom Four

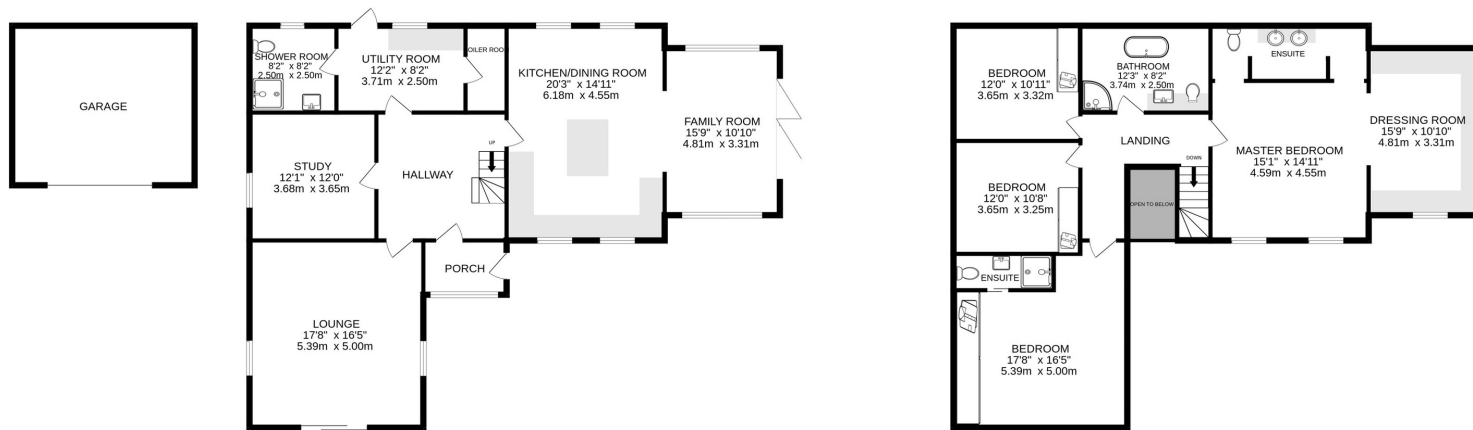
3.65m x 3.32m (12'0" x 10'11")

Similar to next door, this room is designed for comfort, with carpeting underfoot and built-in wardrobes for efficient organisation. The window allows for a bright and airy atmosphere, supported by a radiator to maintain cosiness.









TOTAL FLOOR AREA : 2777 sq.ft. (258.0 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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Enquire



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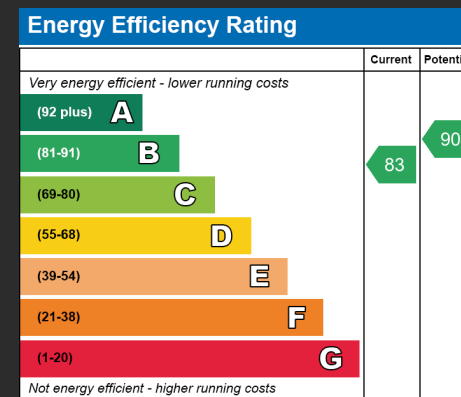
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Energy Performance Certificate



Additional Information

Air source heat pump installed.

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