



Martinsley Lodge, Uppingham Road, Preston

Offers Over

Bedrooms: 3 | Bathrooms: 3 | Receptions: 1

A beautifully appointed three bedroom, three en-suite home, built to an exceptionally high standard by the renowned builders, combining traditional craftsmanship with contemporary living. Set within an exclusive and secure development, this impressive property offers approximately 1,523 sq ft of versatile accommodation, private landscaped gardens and a wonderful low-maintenance lifestyle. Offered for sale with NO CHAIN.

- Beautifully appointed three bedroom home
- Approx. 1,523 sq ft of accommodation
- Wood-burning stove
- Three en-suite bedrooms
- Contemporary open-plan kitchen/dining/living space with Bi-folding doors opening onto the private garden
- Private and secure development of just five properties with impressive automated timber entrance gates





Property Type: Barn Conversion

Bedrooms: 3 | **Bathrooms:** 3 | **Receptions:** 1

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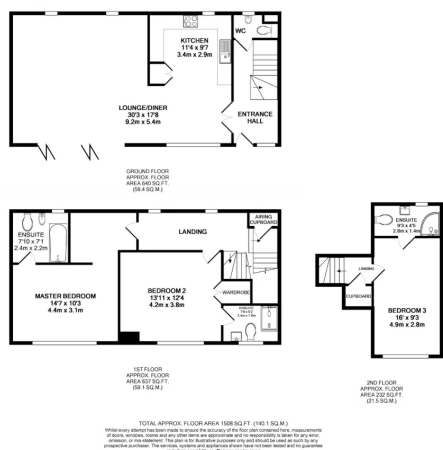
Approached via impressive automated timber gates, this attractive small development comprises just five properties, creating a private and secure setting. Despite its position close to the road, the development enjoys a surprisingly quiet and peaceful atmosphere, making it an ideal setting for those looking for a tranquil home whilst still benefiting from excellent accessibility. The property itself perfectly combines modern-day living with high-quality traditional materials, including attractive local stonework, oak windows and handmade oak casements, all contributing to its individual character and timeless appeal.

The ground floor is centred around a superb open-plan kitchen, dining and living space, creating a fantastic social and entertaining area. The stylish kitchen is fitted with an extensive range of oak units, contrasting work surfaces, integrated appliances and a useful central storage cupboard. There is ample space for a dining table, while the adjoining sitting area enjoys a wonderful sense of space and light, with bi-folding doors opening directly onto the private rear garden. A wood-burning stove provides an attractive focal point and adds to the cosy feel of the room. Amtico flooring runs throughout the ground floor, whilst the creative use of space provides ample storage throughout the property.

The principal bedroom on the first floor offers a generous layout, a dressing area and a full en-suite bathroom. The other two generously proportioned bedrooms are on the first and upper floors. Both benefit from their own en-suite facilities. The three-bedroom, three-en-suite arrangement makes the property particularly versatile for family living, visiting guests or those looking for a comfortable home with excellent privacy.

Outside, the property enjoys a beautifully maintained private garden, enclosed by established beech hedging which provides an excellent degree of privacy. The garden has been thoughtfully designed with ease of maintenance in mind, incorporating a lawn, paved seating areas and established planting. The private driveway provides parking for two cars, together with additional guest parking, and leads to the impressive timbered entrance gates.

This is a home that offers the best of both worlds — the charm and quality of a traditionally built property with the convenience and practicality of contemporary living. Its secure setting and easy-to-maintain gardens also make it an ideal 'lock-up-and-leave' home, whether as a permanent residence, second home or countryside retreat.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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