



7 Medlands, Alfold
£995,000



ROGER COUPE
LAND & NEW HOMES



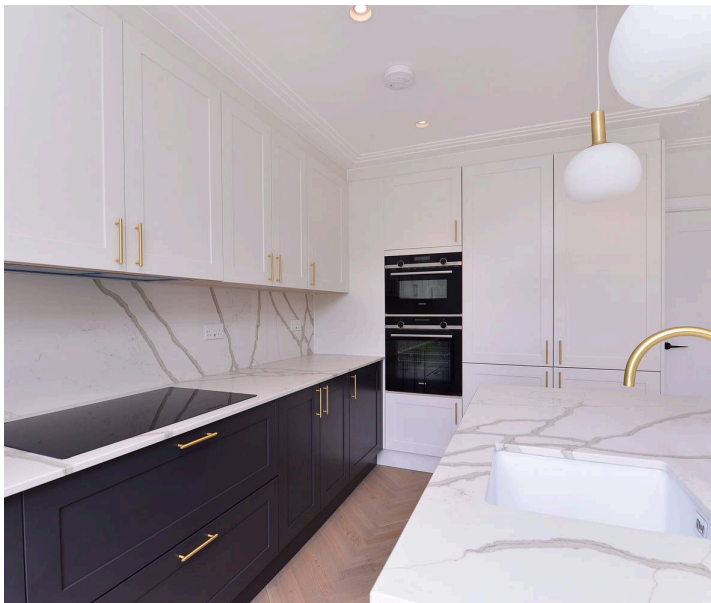
7 Medlands

Alfold

- Air source heat pump with under floor heating throughout
- Sitting room with fireplace
- 4 Bedrooms, 4 Bathrooms (3 En-suite)
- Quality fixtures and fittings
- Contemporary open plan kitchen/dining
- Show Home Now Open - Book to view now
- Media Room
- Gardens include Pergola and patio areas

Council Tax band: TBD

Tenure: Freehold



7 Medlands

Alfold

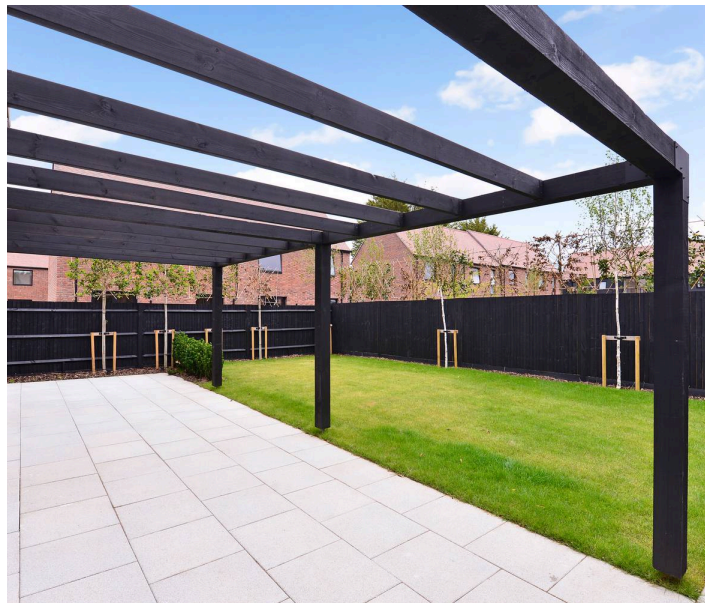
Show Home visits available by appointment only - contact Roger Coupe Estate Agents to arrange your visit.

Alfold Gardens has recently been awarded the Gold award in the highly acclaimed What House Awards for Best House!

Medlands, House 7 is a stunningly designed high specification detached home offering over 2000 sq ft of accommodation arranged over three floors, featuring floor to ceiling height windows and underfloor heating.

To the ground floor, the entrance hall leads through to the contemporary open plan kitchen/dining room with doors opening on to the patio and garden perfect for entertaining under the stylish pergola.

The kitchen with fully integrated appliances sets the scene for a perfect entertaining space with stylish kitchen cabinets coupled with quartz work surfaces and splashbacks. In addition there is a useful utility room and a generous sitting rooms with stylish fireplace.





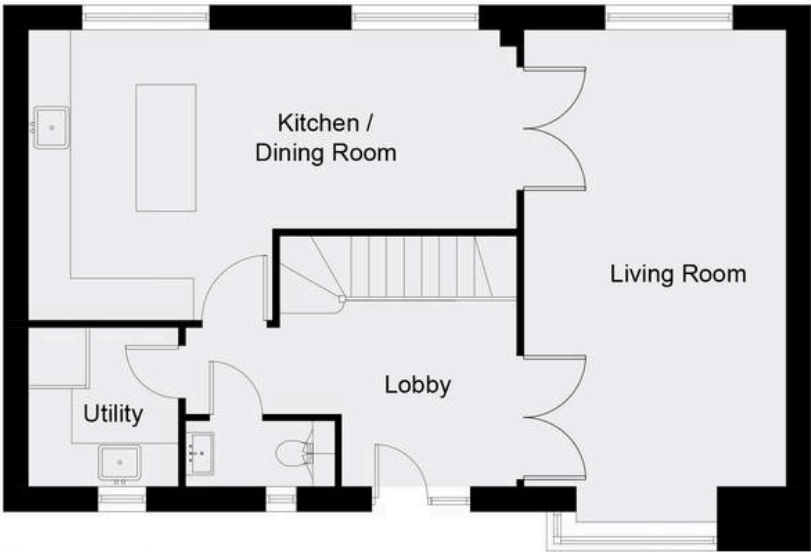
5 Medland Close

188.7 sq m (2,031 sq ft)

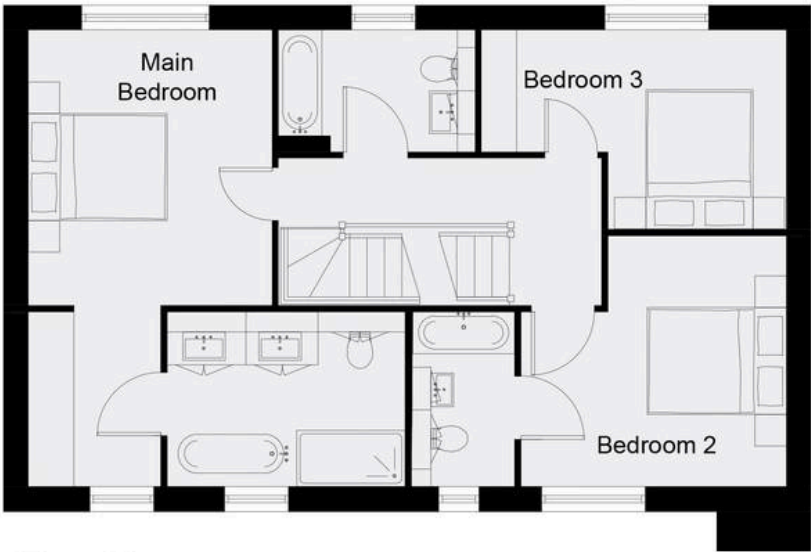


Second Floor

Living Room	6.48m x 3.72m	(21'3" x 12'2")
Kitchen / Dining Room	6.93m x 4.12m	(12'9" x 13'6")
Utility	2.25m x 2.13m	(7'5" x 7'0")
Main Bedroom	3.91m x 3.46m	(12'10" x 11'4")
Bedroom 2	3.76m x 3.56m	(12'4" x 11'8")
Bedroom 3	4.33m x 2.83m	(14'2" x 9'3")
Bedroom 4	4.44m x 3.47m	(14'7" x 11'5")
Media Room	4.44m x 3.61m	(14'7" x 11'11")



Ground Floor



First Floor



Roger Coupe Estate Agent

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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.