

# MAY WHETTER & GROSE

**2 THE OAKS , ST AUSTELL, PL26 6DL**  
**£625,000**



**\*\* TWO REMAINING \*\***

LOCATED A SHORT DISTANCE FROM THE COASTLINE IS THIS DETACHED SPACIOUS FAMILY RESIDENCE WHICH FORMS PART OF A SELECT DEVELOPMENT OF FIVE HIGH END FINISHED PREMIUM FAMILY HOMES. THOUGHTFULLY DESIGNED AND LAID OUT, ALL SET WITHIN LARGE FORMAL GARDENS AND WITH UNDER FLOOR HEATING. CONVENIENTLY POSITIONED FOR SHORT WALKS TO THE KINGSWOOD AND PENTEWAN VALLEY AND A SHORT DRIVE TO ST AUSTELL AND THE HISTORIC PORT OF CHARLESTOWN. THE PROPERTY OFFERS A FORMAL LOUNGE, KITCHEN/DINING, LARGE UTILITY, HIGH END FINISHED DOWNSTAIRS SHOWER ROOM AND BEDROOM/SNUG/OFFICE WITH FOUR DOUBLE BEDROOMS, THE PRINCIPLE BEDROOM EN-SUITE WITH FURTHER EN-SUITE BEDROOM AND FAMILY BATHROOM. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS SURROUNDINGS, CONVENIENT POSITION AND FINISH. PLEASE SEE AGENTS NOTE AND DEVELOPMENT SPECIFICATION. EPC - TBC



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SCENERY SHOT



Pentewan is a small coastal village approximately three miles south of St Austell on the south coast of Cornwall, with historic former working harbour and basin. Facilities within walking distance include the sailing club and school, beach, cafe, Post Office, garage, restaurants and pub, with pleasant woodlands walks and cycle path. The village is within close proximity of Porthpean Golf Club. St Austell town centre offers a wider range of shopping, educational and recreational facilities. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

#### Directions:



From St Austell Town towards Pentewan and the coast, through the hamlet of London Apprentice. The properties will appear opposite the campsite, located on the right. A display board will be erected for your convenience.

#### Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom. Measurements are from a completed under offer unit.

From the driveway, steps up onto a sandstone paved entrance sun terrace to a warm and welcoming front entrance with double glazed door and side panel with outside courtesy lighting and attractive stone work leading into a large welcoming hallway.

#### Hallway:

Engineered wood flooring which continues into the main living areas with under floor heating. Bespoke wood handrail with glass inserts to the first floor with large under stairs storage. Solid wood doors into all downstairs living space. Additional double glazed door to the rear leading out onto the garden.

#### Lounge:



Enjoying the countryside views opposite and out over the formal laid to lawn gardens from a set of double glazed sliding doors with side panels. Ample array of wall mounted sockets plus television and telephone points. Central focal point of wall insert remote control fire.



### **Kitchen/Family Room:**



The wood flooring and under floor heating continues through, the room also benefits from double glazed sliding doors with side panels to the front and another set to the rear with double glazed window within the kitchen area. The kitchen itself incorporates a generous breakfast bar /island with slow close storage cabinets and drawers. Built-in integrated appliances of Neff fridge freezer, oven, hob, extractor and dishwasher all finished with an attractive polished sparkle granite stone square edged work surface with matching splash back and window display sill.



### **Utility Room:**

This room can also be accessed from the hallway. Similarly finished with matching kitchen units and work surface. Sink and mixer tap. Space for white good appliances. Further double wall mounted sockets and door into large storage with power and light. Double glazed door and side panel open out onto the rear patio. Door into downstairs shower room.

### **Shower Room/WC:**



Comprising of low level WC and hand basin with large walk in shower with screen and rain effect head and separate attachment. Finished with a two tone part tiled wall surround. Above the basin a mirror fronted vanity storage unit with lighting. Frosted double glazed window. Chrome heated towel rail. Wall mounted extractor.

### **Study/Snug:**

The versatile room leads out onto the rear garden from a set of double glazed French doors with matching side panels. Ample array of double wall mounted sockets plus television aerial point.

### **First Floor Landing:**

The carpeted staircase leads to the gallery landing. Double glazed windows to the rear enjoying an outlook down over the garden. Double doors into recess storage. Further doors into the four bedrooms and into large airing cupboard with large loft access.

### **Bedroom One:**

Located to the front. Double glazed sliding doors with glass balustrade with an outlook over the garden. Archway to dressing room area. Door into en-suite.

### **Dressing Room Area:**

### **En-Suite:**

### **Family Bathroom:**

Two tone tiled wall surround. Deep square edged bath with central mixer tap. Low level WC. Hand basin with vanity storage above. Separate glazed door into shower cubicle. Recess spotlighting. Ceiling mounted extractor. Frosted window. Chrome heated towel rail.

### Bedroom Two:



Double glazed window with deep display sill enjoying an outlook over the garden.

### Bedroom Three:

Located to the front and enjoying a similar outlook. Door into en-suite.

### En-Suite:



Comprising of low level WC, hand basin with storage above and walk in shower. Frosted double glazed window to side. Chrome heated towel rail. Ceiling mounted extractor.

### Bedroom Four:

Double glazed window to front with deep display sill enjoying an outlook over the garden.

### Outside:



This small select development has a driveway to each property. The main garden area is level and laid to lawn with sandstone paving to the front.

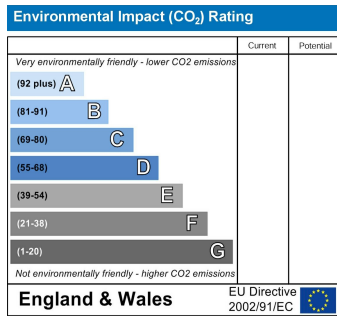
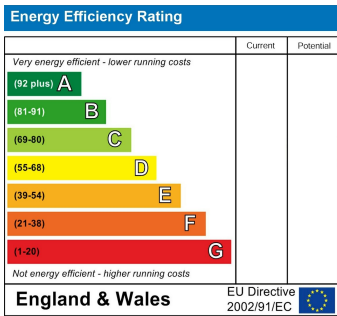
To the rear, further sandstone paving and pathway opening out onto an area of open level lawn large storage facilities.

### Agents Note:

The property shown is under construction, please ask for timescales of the development. The internal photos are from a completed, larger, unit which is now sold but are used to give an idea of the high standard of finish. Buyers can have the potential to pick their style of kitchen from a range, further detail will be available on request and subject to build schedules.

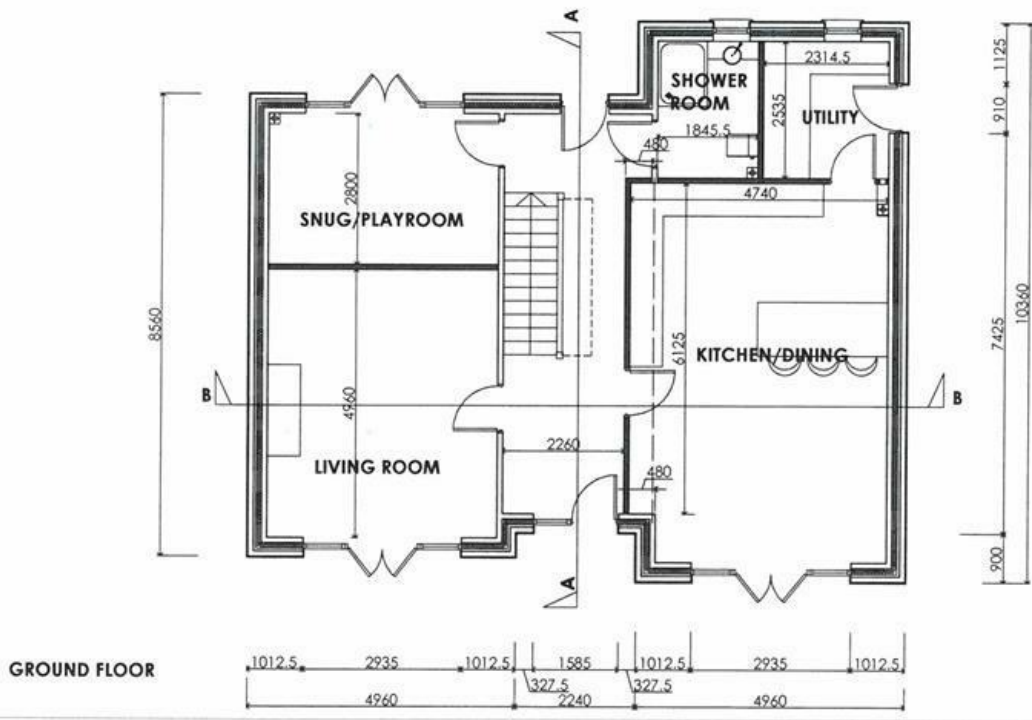
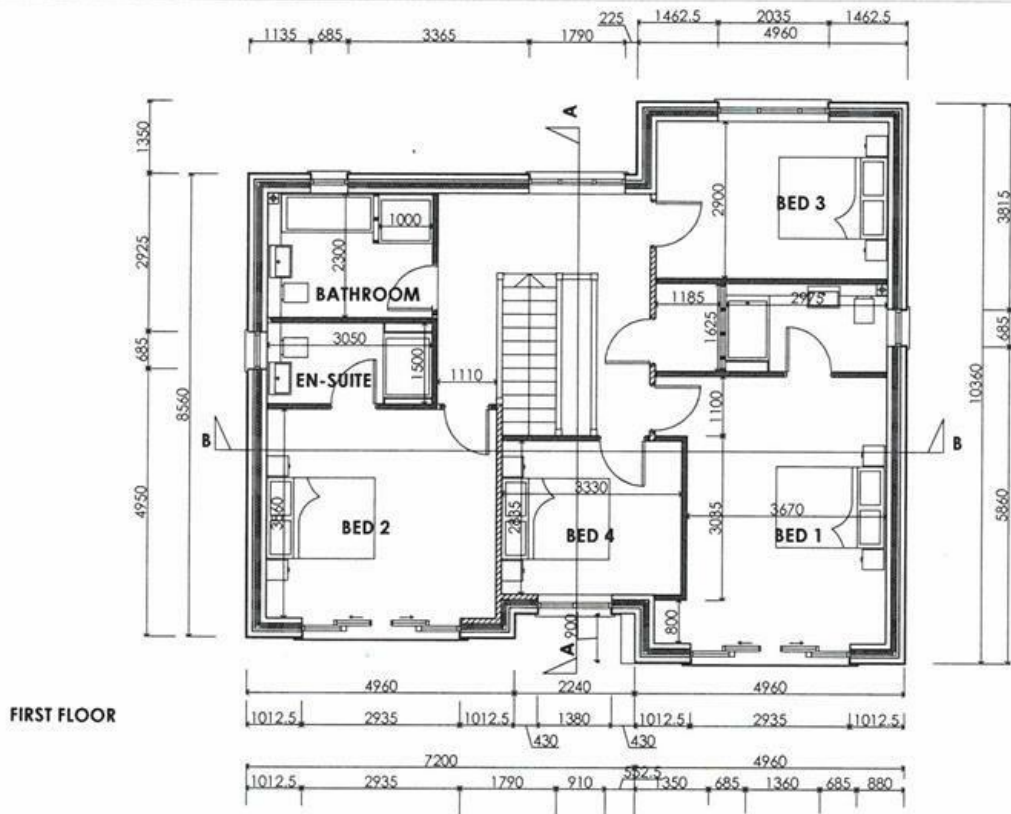
### Development Specification:

Underfloor Heating on ground floor and first floor.  
Individual room temperature control states.  
Tier natural stone and natural slate cills.  
Sandstone paving to front and rear.  
Kudos shower screens with deluge shower head and hand shower.  
Parke and Tylor vanity units.  
21mm x 240mm Woodpecker oak flooring.  
Oak doors with 304 stainless steel Ironmongery  
Bristan professional sink mixer with pull down nozzle  
New Forest British electric fires.  
Brushed stainless steel sockets with USB.  
High quality premium carpets.  
Bespoke skirting and architraves for this development.  
Log rolled shed with breather membrane  
Dulux All Season external paint with 15 year all weather protection.









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