



- Four well proportioned bedrooms, two en-suite
- Impressive detached barn conversion
- Within exclusive courtyard development
- Large open plan living dining kitchen
- Courtyard dining area
- Good sized garden to the rear
- Integrated appliances and granite work surfaces
- Wine cooler & boiling tap
- Underfloor heating to bathroom and en-suite
- Highly desirable Village location



GROUND FLOOR

Leafields Farm is an exclusive development of eight individual one, two, four and

five bedroom contemporary homes in the delightful village of Yoxall.

#### **Plot 4**

#### **Ground Floor**

**Living Room** (4.25m x 5.5m) 13'6" x 18'5"

**Kitchen/Dining/Family** (9m x 5.5m) 29'9" x 18'0"

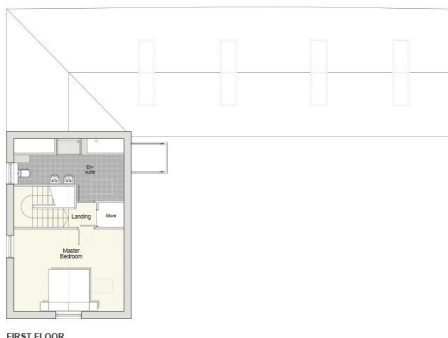
**Utility** (3.5m max. x 2.25m max) 11'1" max. x 7'2" max.

**Cloakroom**

**Store**

**Bedroom 2** (5.5m x 3.5m min.) 17'7" x 11'8" min.

**Ensuite**



FIRST FLOOR

**Bedroom 3** (4m x 3.25m) 13'3" x 10'8"

**Bathroom**

**Bedroom 4** (4m max. x 2.25m max.) 13'0" max. x 7'7" max.

First Floor

**Master Bedroom** (5.5m x 4m) 17'7" x 13'2"

**Ensuite**

**Store**

Price: £725000

Coming soon

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