



Hunter House, 75a Linthurst Newtown

Blackwell

arden
ESTATE AGENTS

£750,000

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Blackwell

An outstanding example of a 'traditional style' yet beautifully contemporary family home, this impressive residence was built in 2021 to exacting standards by local developer 'Fletcher Homes' and has since been further enhanced by the current owners. Extending to over 2,000 sq. ft. of impeccably presented accommodation, the property centers around a stunning open plan kitchen/dining/family room fitted with high quality appliances, complemented by two elegant reception rooms – one featuring a charming gas stove – and the recent addition of a highly glazed garden room that seamlessly connects indoors with out. Underfloor heating serves the ground floor, while three beautifully appointed bathrooms cater effortlessly to modern family life. With five years remaining on the home warranty, this luxury home occupies a prime position on one of Blackwell's sought after roads, just half a mile from a highly rated first school and less than a mile from Barnt Green.

Council Tax band: F

EPC Energy Efficiency Rating: B





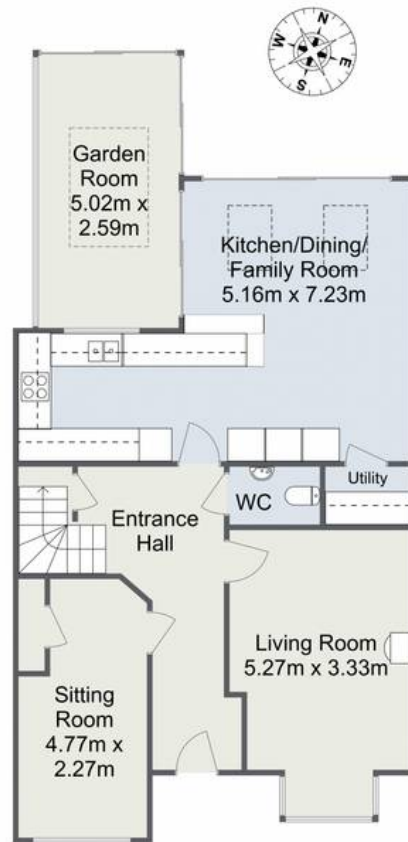
Key Features

- Entrance Hall with Oak Staircase, WC and Under Stairs Storage Cupboard
- Living Room with Gas Stove and Separate Sitting Room
- Stunning Open Plan Kitchen/Dining/Family Room with Bi-Folding External Doors
- High Quality 'Elgar' Kitchen Suite and Luxury Appliances
- Recent Addition of a Highly Glazed Garden Room
- Utility Cupboard with Space for a Washing Machine and Dryer
- Four First Floor Bedrooms, En Suite and Family Bathroom
- Magnificent Second Floor Bedroom with Plenty of Storage and En Suite Shower Room
- Landscaped Rear Garden and Useful Enclosed Outside Storage Space to the Side of the Property
- Excellent Thermal Efficiency. EPC: B

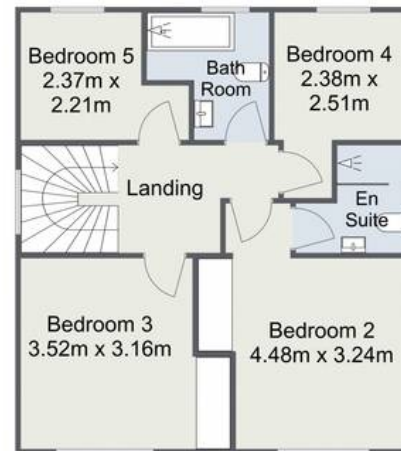


Linthurst Newtown, Blackwell

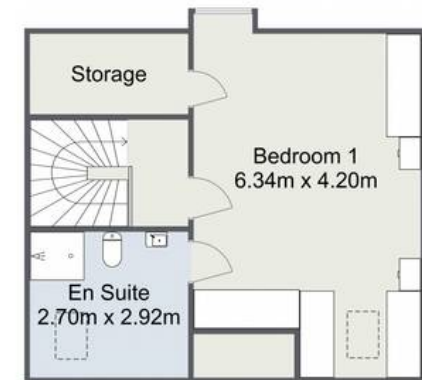
Ground Floor



First Floor



Second Floor



Total Approximate Area: 191.4 sq. m (2,060.21 sq. ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.



Arden Estates

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