



5 Hangman Stone Lane, DN5 7TB

**£575,000 GuidePrice
Tenure Freehold**

- **LARGE PLOT AND GARDENS**
- **THOUGHTFULLY EXTENDED & RENOVATED**
- **SOUGHT AFTER LOCATION**
- **PRIME VILLAGE LOCATION**
- **3 BATHROOMS**
- **OPEN-PLAN**

GUIDE PRICE £575,000 - £600,000

Hampshire Cottage, High Melton

An Exceptional Country Home Where Character, Contemporary Living and Village Life Come Together
There are homes that impress through their interiors, others through their setting, and occasionally a property comes to the market that offers something altogether more complete.

Hampshire Cottage is one such home. Occupying a wonderfully private position within the highly regarded village of High Melton, this beautifully reimagined stone residence offers an exceptional lifestyle. Surrounded by mature trees and established grounds, yet with village life and beautiful countryside close at hand, it is a home that feels wonderfully removed from the everyday without ever feeling isolated.

Behind its characterful stone exterior lies a quite unexpected interior. Extensively transformed and thoughtfully designed, the house brings together the warmth and individuality of an older property with the light, space and finish associated with contemporary living. Original beams, arched windows and exposed brickwork sit comfortably alongside oak internal doors, herringbone-style flooring, glazed balustrades and beautifully appointed bathrooms. The result is neither overly traditional nor starkly modern, but a home with its own distinctive identity.

Outside, the sense of space is equally impressive, with substantial private grounds, extensive off-road parking and a detached stone-built double garage, all contributing to the feeling that this is somewhere rather special.

A Home Designed Around Living
Step through the front door and the quality of the transformation becomes immediately apparent.



TOTAL: 168 m2
Ground floor: 115 m2, 1st floor: 53 m2
EXCLUDED AREAS: FIREPLACE: 1 m2, LOW CEILING: 0 m2, WALLS: 14 m2

FLOOR PLAN CREATED BY HILLTOP HOMES. DIMENSIONS GIVEN ARE APPROXIMATE AND NOT GUARANTEED.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(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	