



## Summerhill Lodge

11 Will Meadows, Freystrop, Haverfordwest, SA62 4AZ

Guide Price Of £550,000 | Freehold | EPC: B



Situated within the sought-after Will Meadows development in Freystrop, Summerhill Lodge is an impressive individually designed detached residence offering in excess of 3,000 sq ft of beautifully presented accommodation. Occupying a generous plot within this exclusive development, the property has been thoughtfully designed to accommodate modern family living, with spacious interiors, high-quality finishes and energy-efficient features including an air source heating system and underfloor heating throughout the lower level.

The accommodation is entered via a welcoming entrance hallway which leads through to the principal living areas. At the heart of the home is a superb open-plan kitchen, dining and family room, fitted with an extensive range of shaker-style cabinetry, granite work surfaces and a central island. Offering ample space for both everyday family life and entertaining, the room enjoys direct access to the rear patio and gardens through sliding doors, creating an excellent connection between the indoor and outdoor spaces. A separate utility room provides additional storage and workspace, whilst the spacious lounge benefits from dual-aspect windows, an electric log burner and further access to the garden via sliding patio doors.

Also positioned on the lower level is a double bedroom and a contemporary shower room, offering flexibility for guests, multi-generational living or those requiring dedicated home-working space. The upper level provides five further double bedrooms, all generously proportioned, with three benefiting from en-suite shower rooms, whilst the beautifully appointed family bathroom is fitted with a bath, separate shower and twin vanity units.

## External

The property is approached via a wide tarmac driveway providing extensive off-road parking. The attractive frontage incorporates natural grey stone cladding and a low rendered boundary wall, with a composite storage shed positioned to the side. To the rear, the landscaped garden has been designed to create a highly usable outdoor space. A full-width porcelain tiled patio extends across the rear elevation, providing an excellent area for outdoor dining and entertaining. Beyond lies a generous lawn complemented by established planting beds, decorative shrubs and young trees. The property further benefits from three external double power sockets and hot and cold outside taps. A stepping-stone pathway leads to a bespoke timber-clad, fully insulated garden room by "Garden Room Wales", complete with heating, power and Wi-Fi. Full-width bi-fold doors open onto a composite decked area, providing an ideal space for a home office, gym or studio. The garden is fully enclosed by rendered walls and contemporary slatted fencing.

## Location

Will Meadows is a modern and highly regarded residential development within the village of Freystrop, offering a peaceful setting whilst remaining conveniently positioned for access to many of Pembrokeshire's principal towns. Freystrop is located approximately two miles south-east of Haverfordwest and enjoys a pleasant semi-rural setting surrounded by countryside. The village is well placed for access to the Cleddau Estuary and offers convenient links to Milford Haven and Pembroke.



### Entrance Hallway

4.07m x 2.91m (13'4" x 9'7")

A composite front door opens into a spacious entrance hallway with oak-effect tiled flooring underfoot and an oak staircase rising to the first floor.

### Kitchen / Dining Room

8.68m x 6.81m (28'6" x 22'4")

An open plan kitchen/dining room with oak-effect tiles underfoot and ample space for a dining table and seating area. Fitted with a range of matching shaker-style wall and base units with quartz worktops and up stands. A central island provides additional workspace, power points and seating for up to three bar stools. Integrated appliances include a dishwasher and full-height fridge and freezer. There is also a rangemaster oven with induction hob, extractor and tiled splash back. Windows to the side-aspect and sliding uPVC doors provide access to the patio and garden.

### Utility Room

4.81m x 2.56m (15'9" x 8'5")

A practical utility room with oak-effect tiles underfoot and fitted with a range of matching wall and base units with work surfaces and coordinating up stands. There is a stainless steel sink and drainer, plumbing for an under-counter washing machine and tumble dryer, together with additional space for a freestanding fridge freezer. A uPVC door to the side aspect offers direct external access.

### Lounge

6.81m x 4.98m (22'4" x 16'4")

Carpeted flooring underfoot and substantial space for a variety of seating arrangements. An electric log burner, dual-aspect windows, and sliding uPVC doors open directly onto the patio and rear garden.

### Shower Room

4.74m x 2.58m (15'7" x 8'6")

Oak-effect tiled flooring underfoot and tiled walls throughout. WC, wash hand basin set within a vanity unit with a mirror above, shower enclosed by a sliding glass screen and integrated extractor fan.





### **Bedroom One**

**5.77m x 5.48m (18'11" x 18'0")**

A ground-floor double room with oak-effect tiled flooring underfoot and space for a range of bedroom furniture. Dual-aspect windows and a sliding glass door to the front aspect. An airing cupboard houses the water cylinder.

### **First Floor**

#### **Landing**

Substantial space with carpet underfoot, airing cupboard and a window to fore aspect, with doors leading to bedrooms and bathroom. Loft hatch with pull down ladder and power supply.

### **Bedroom Two**

**5.54m x 4.51m (18'2" x 14'10")**

A double bedroom with carpet underfoot and a rear-aspect window. The room would accommodate a king-size bed and offers ample space for a range of bedroom furniture.

### **En-Suite Shower Room**

**2.88m x 1.27m (9'5" x 4'2")**

Fully tiled throughout with a contemporary wash hand basin with built-in storage cabinetry and a mirror above, a low-level WC, and a glass-enclosed shower with chrome shower heads. Large heated towel and a ceiling-mounted extractor fan.

### **Bedroom Three**

**4.54m x 3.74m (14'11" x 12'3")**

Double bedroom with carpet underfoot and both front and side-aspect windows, with ample space for a range of bedroom furniture.

### **En-Suite Shower Room**

**2.45m x 2.03m (8'0" x 6'8")**

Fully tiled walls throughout with a contemporary wash hand basin with built-in storage cabinetry and a mirror above, a low-level WC, and a glass-enclosed shower with a chrome shower heads. Large heated towel and a ceiling-mounted extractor fan.



### Bedroom Four

4.12m x 3.50m (13'6" x 11'6")

Carpet underfoot, with space for a double bed and a range of bedroom furniture with a side-aspect window allowing natural light.

### En-Suite Shower Room

2.09m x 2.03m (6'10" x 6'8")

Fully tiled throughout, comprising WC, wash hand basin with cabinetry below and mirror above, corner shower with glass enclosure. Heated towel rail and extractor fan.

### Bedroom Five

4.98m x 3.36m (16'4" x 11'0")

Double bedroom with carpet underfoot and space for a double bed and a range of bedroom furniture. A rear-aspect triple uPVC window allows plenty of natural light.

### Bedroom Six

4.98m x 3.35m (16'4" x 11'0")

Double bedroom with carpet underfoot and space for a double bed and a range of bedroom furniture. A front aspect triple uPVC window allows plenty of natural light.

### Family Bathroom

4.17m x 2.38m (13'8" x 7'10")

Fully tiled throughout, the suite comprises a large bath, a chrome dual-head shower with glass enclosure, and twin wash hand basins set within built-in vanity cabinetry with a mirror above. Floor-to-ceiling radiator, rear-aspect triple frosted uPVC window and a ceiling-mounted extractor fan.

### Additional Information

We are advised that all mains services are connected, with an air source heating system plus underfloor heating on the ground floor.

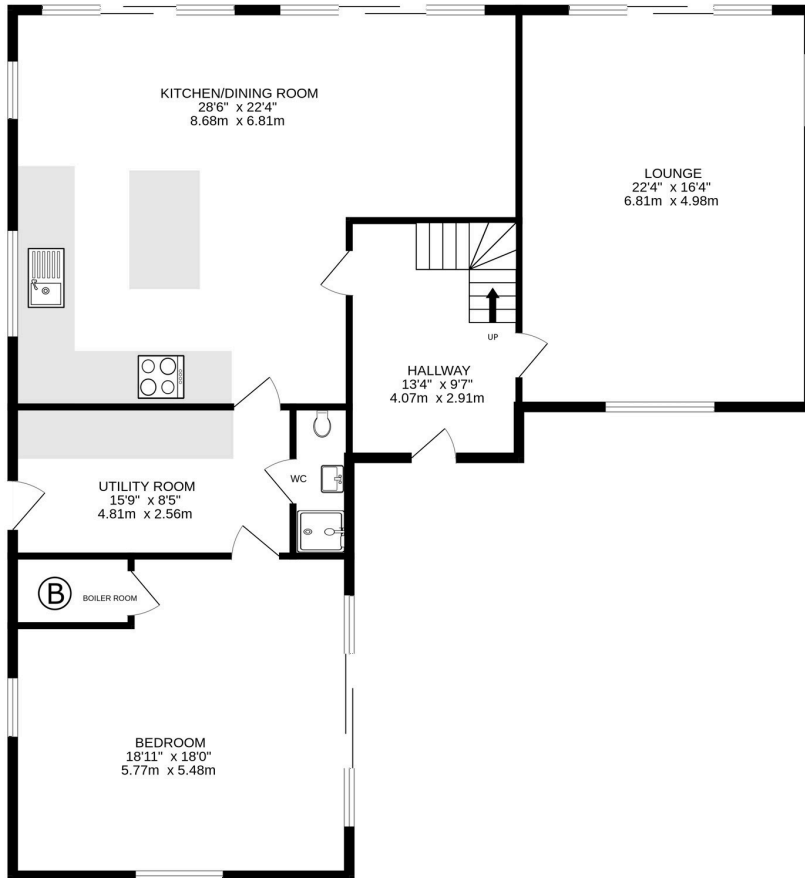
### Council Tax Band

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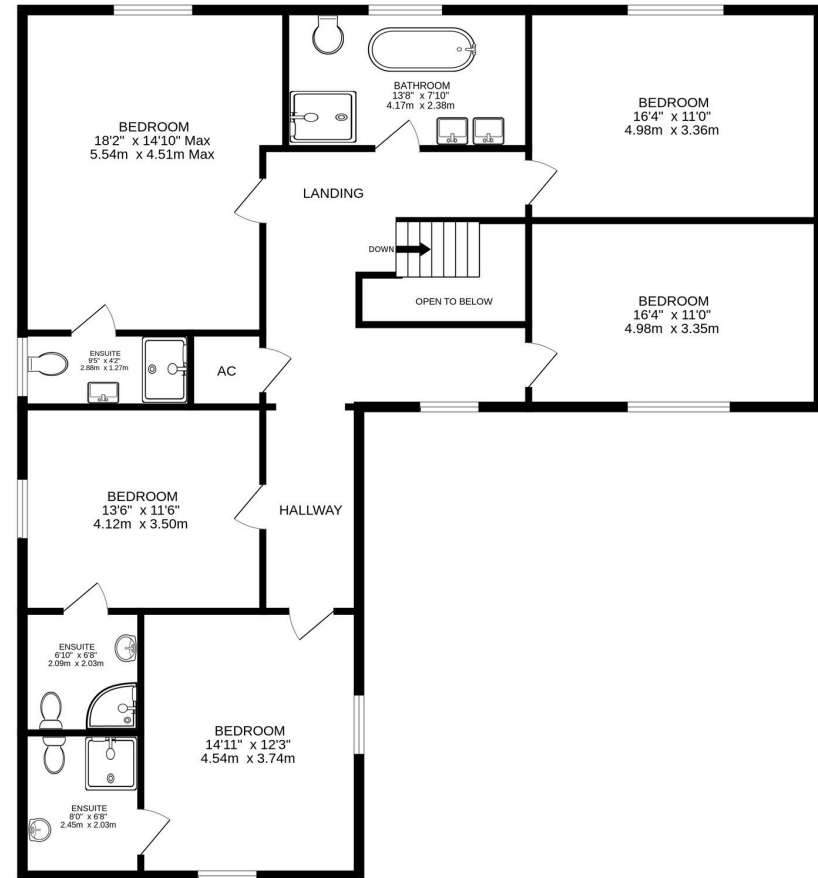




**GROUND FLOOR**  
1527 sq.ft. (141.9 sq.m.) approx.



**1ST FLOOR**  
1500 sq.ft. (139.4 sq.m.) approx.



**TOTAL FLOOR AREA : 3028 sq.ft. (281.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

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## Enquire



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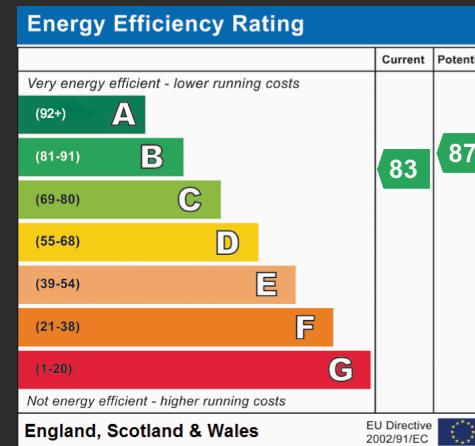
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