



7 Woodlands Park, Foulton, TD15 1UH



- Spacious Detached Bungalow
- Living Room with South Facing Views
- Kitchen / Dining Room
- Integral Double Garage
- Ample Parking & Surrounding Garden
- 4 Bedrooms (Master with En-suite)
- Dining Room / Bedroom 5
- Bathroom, Utility Room & WC
- PV Solar Panels & Electric Heating
- Stunning South-Facing Views

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7 Woodlands Park, Foulden, TD15 1UH

LOCATION:

Foulden is a charming and sought-after village positioned in the Scottish Borders, approximately five miles from the historic town of Berwick-upon-Tweed. The village enjoys a peaceful rural setting whilst remaining highly accessible for commuting and everyday amenities. Berwick-upon-Tweed provides an excellent range of shopping, schooling, leisure facilities and a mainline railway station offering regular services to Edinburgh, Newcastle upon Tyne and London. The surrounding Borders countryside offers an abundance of scenic walking routes and outdoor pursuits, with the nearby Cheviot Hills particularly renowned for their natural beauty. The location combines the tranquillity of village life with excellent connectivity, making it an ideal setting for families, retirees or those seeking a lifestyle move.

DESCRIPTION:

An exceptional opportunity to acquire this generously proportioned four-bedroom detached bungalow, forming part of an exclusive residential cul-de-sac in Foulden. Occupying an enviable position with uninterrupted countryside views to the rear and the striking Cheviot Hills providing a dramatic backdrop, the property offers spacious, contemporary accommodation extending to approx. 179m². The interior is bright, modern and thoughtfully designed, offering light-filled accommodation ideally suited to both family living and entertaining. An impressive dual-aspect living room features a cantilevered bay window overlooking the adjoining horse fields, perfectly framing the outstanding rural outlook. A generous dining room provides excellent flexibility and could readily serve as a fifth bedroom if required. The well-appointed kitchen / family / dining room forms the heart of the home, fitted with an excellent range of units and ample workspace. A utility room is conveniently located off the kitchen, providing additional storage and laundry facilities, together with access to a WC and the integral double garage. There is a stylish family bathroom together with a contemporary en-suite shower room serving the principal bedroom. Three further well-proportioned bedrooms offer versatility for family life, guest accommodation or home working. Further benefits include double glazing, electric heating, PV solar panels and neutral decor throughout.

EXTERNALLY:

Externally, the setting is equally as impressive. A substantial block-paved driveway provides ample off-street parking and leads to an integral double garage, offering excellent storage and workshop potential. The generous gardens wrap around the bungalow and have been thoughtfully landscaped to maximise privacy and enjoyment of the outstanding south-facing rural views. A cleverly engineered stone gabion ha-ha wall provides a discreet boundary to the rear, seamlessly separating the garden from the neighbouring horse fields while preserving uninterrupted south-facing views across the open countryside towards the Cheviot Hills. Predominantly laid to lawn, the grounds incorporate a paved terrace ideal for outdoor dining and entertaining, alongside flowerbeds and established shrubs which provide colour and structure throughout the seasons.

SERVICES:

Mains Electric, Water & Drainage. PV Solar Panels.



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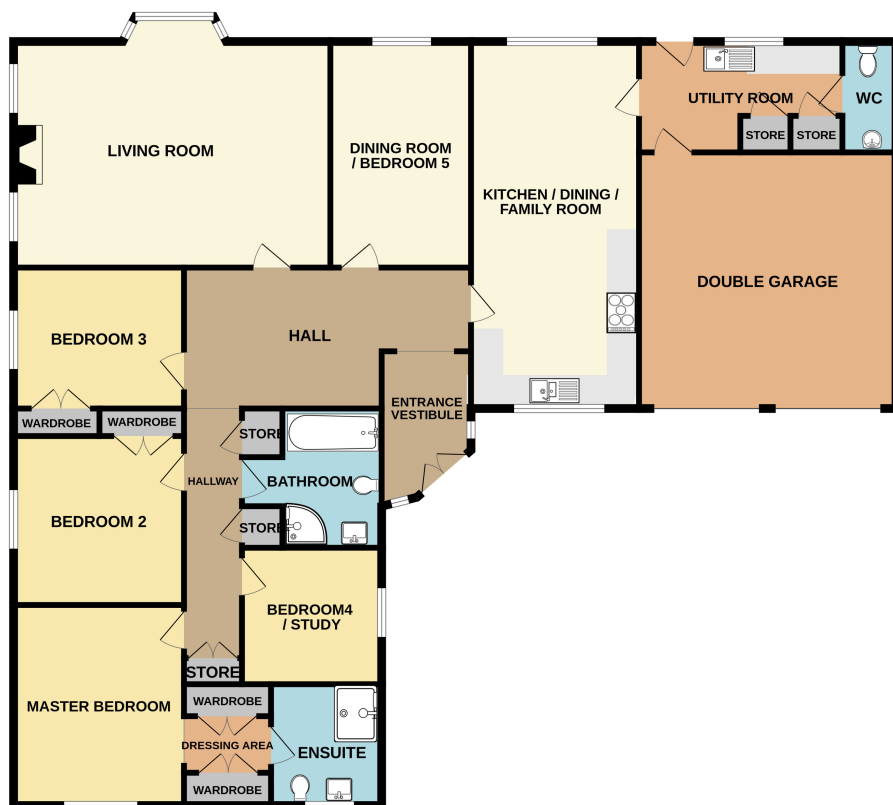
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FLOOR PLAN:

BUNGALOW FLOOR PLAN



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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- ENTRANCE (3.19M X 1.69M) at widest
- KITCHEN / DINER / FAMILY (7.66M X 3.45M)
- GARDENERS' WC (2.26M X 1.10M)
- LIVING ROOM (6.51M X 4.65M)
- CORRIDOR (5.13M X 1.08M)
- MASTER BEDROOM (4.12M X 3.50M)
- EN-SUITE SHOWER ROOM (2.59M X 2.25M)
- BEDROOM 4 (2.88M X 2.59M)
- INTEGRAL DOUBLE GARAGE (5.34M X 5.29M)
- MAIN HALL (5.91M X 2.89M) at widest
- UTILITY ROOM (4.16M X 2.29M) including cupb'ds
- DINING ROOM / BED 5 (4.67M X 2.88M)
- BEDROOM 3 (3.50M X 2.87M) not including wardrobe
- BEDROOM 2 (3.50M X 3.48M) not including wardrobe
- DRESSING AREA / WARDROBES (2.61M X 1.79M)
- STORE (1.09M X 0.56M)
- FAMILY BATHROOM (2.87M X 2.87M) at widest

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IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents
Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire,
TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest
may be advised of any closing date fixed for offers. These particulars are for guidance only. All
measurements were taken by a laser tape measure and may be subject to small discrepancies.
Although a high level of care has been taken to ensure these details are correct, no guarantees
are given to the accuracy of the above information. While the information is believed to be
correct and accurate any potential purchaser must review the details themselves to ensure
they are satisfied with our findings.



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your property and provide you with an accurate price.
You can find more information on our website.