

Birchover, Honeyfield Drive, Jedburgh

Offers over £345,000






In a desirable cul de sac this detached four bedroom family home offers flexible accommodation, a private garden, driveway and double garage.

HIGHLIGHTS

- Desirable cul de sac location
- Detached property ideal for multi generational living
- Pleasant outlooks and private garden
- Generous parking and double garage
- Spacious and adaptable accommodation



Birchover enjoys a peaceful position within a quiet cul-de-sac, occupying a gently elevated setting with lovely outlooks across the park, surrounding town and open countryside. Rarely available, this is a particularly appealing location, offering an ideal balance of tranquillity and convenience, equally suited to families and those looking to enjoy retirement.

This bespoke, architect-designed home offers a wonderful degree of versatility, with a flexible layout ideally suited to a variety of lifestyles, including those with multi-generational living requirements. Externally, the garden has been thoughtfully landscaped with ease of maintenance in mind, allowing more time to enjoy the surroundings. A generous driveway provides off-street parking for several vehicles and leads to the garage, creating an attractive and practical frontage. The main entrance opens into the ground-floor accommodation, which offers exceptional flexibility and could be adapted to suit multi-generational living, independent guest accommodation or even a home-based business, office or studio.

This versatile level comprises a living area with an adjoining office or playroom, together with a bedroom featuring an en-suite shower room. A useful utility room and external rear access further enhance the practicality of this space. Whether utilised as semi-independent accommodation or incorporated into the main living space, this is a particularly appealing arrangement with scope to suit a variety of needs. The first floor hosts the principal living accommodation, with a superb dual-aspect lounge and dining room enjoying excellent natural light and attractive outlooks towards some of Jedburgh's notable landmarks, including the Abbey. There is ample room for both comfortable seating and a dedicated dining area. The neighbouring kitchen is fully fitted, offering generous storage and worktop space well suited to family life, with a rear door providing direct access to the garden and terrace. The principal bedroom benefits from its own en-suite facilities, whilst two further comfortable bedrooms and a family bathroom complete the accommodation on this level. To the rear, the garden enjoys a wonderful degree of privacy, providing an excellent space for outdoor relaxation and entertaining. Thoughtfully landscaped into distinct areas, it incorporates a patio seating area, a useful drying space and attractive planted borders, creating an appealing outdoor environment without demanding extensive upkeep.

Location
Jedburgh is a picturesque and historic Borders town set amid rolling countryside and defined by its dramatic skyline, dominated by the magnificent Jedburgh Abbey. One of the region's most characterful towns, Jedburgh offers a strong sense of heritage alongside a relaxed lifestyle, making it an appealing choice for homebuyers seeking charm, community, and accessibility. • Amenities: Jedburgh's town centre features a traditional high street with a mix of independent shops, cafés, local services, and everyday conveniences. The town benefits from supermarkets, leisure facilities, and healthcare provision, while its rich history underpins a healthy visitor economy. Key attractions include the impressive ruins of Jedburgh Abbey, Mary Queen of Scots' House, and the surrounding historic streetscape.

Services
Gas central heating. Mains gas, electric, water and drainage.

Viewing & Home Report
A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or request further information, call 01573 225999 - lines open weekends and public holidays.

Price & Marketing Policy
Offers over £345,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - Enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.







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