

**1 White Horse Close**  
**Herford, SG14 2FJ**  
**Guide price £1,250,000**





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Exceptional four-storey townhouse combining timeless design and modern tech—ideal for family living and entertaining.

- Crestron (lighting, blinds, heating, AV, security), Sonos, whole-home Wi-Fi, Hikvision CCTV, Texecom alarm, Nest smoke/CO, UFH (Heatmiser), MVHR, water softener.

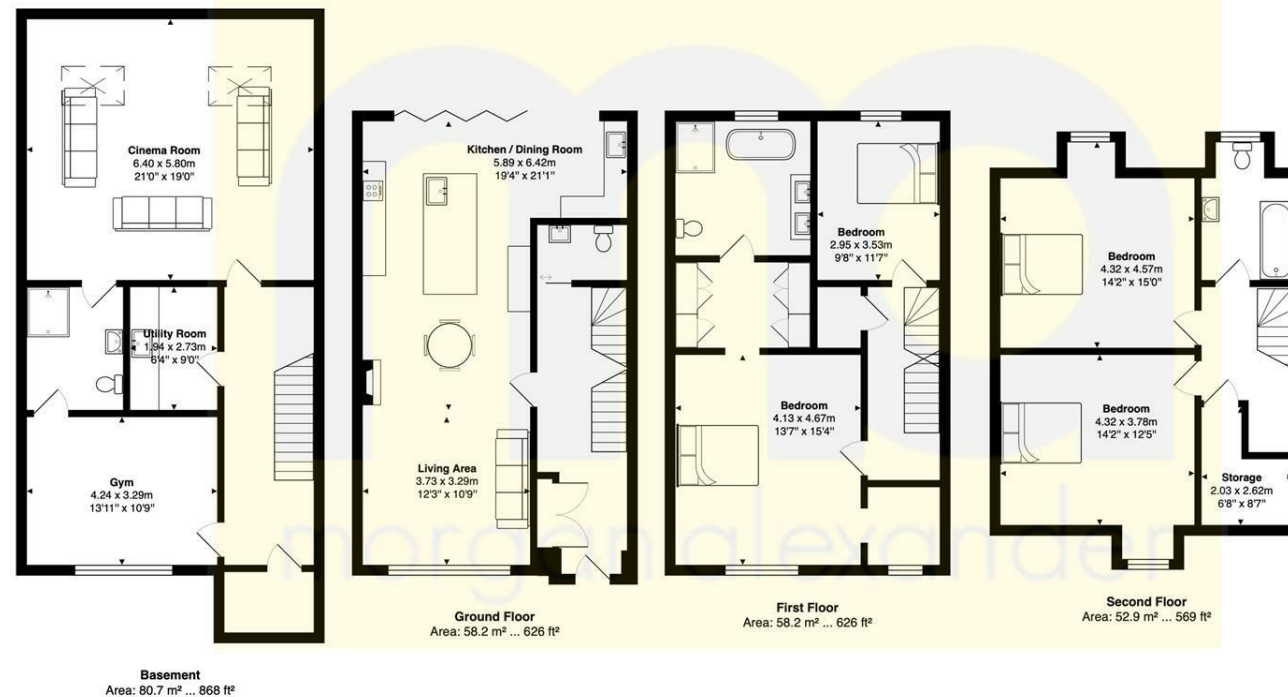
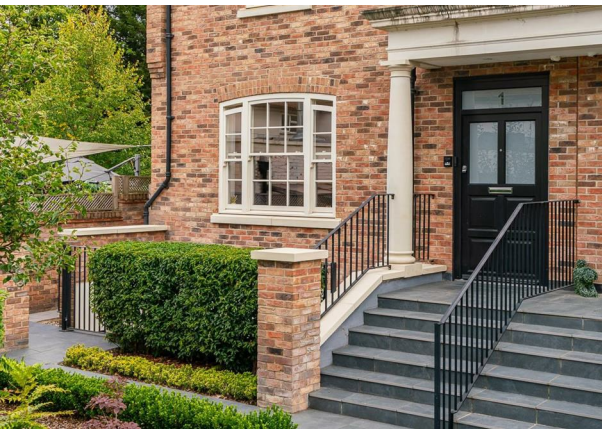
### Lower Ground

- Cinema/family room: 77" OLED, 120" screen, 4K projector, 7.2.2 Atmos.
- Guest bedroom/home gym with Jack-&-Jill shower room.
- Utility with storage. Can function as a self-contained suite.

### Ground Floor

- Open-plan kitchen/dining/living with sliders to a landscaped garden.
- Hacker kitchen with granite; Miele induction hob, combi-microwave, oven & dishwasher; Siemens fridge/freezer; Liebherr wine cooler; hot-water tap.
- Separate utility and cloakroom.





Total Area: 249.9 m<sup>2</sup> ... 2690 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

**PROPERTY MISDESCRIPTIONS ACT 1991**

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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