



**Plot 7 Gander Lane, Helston, TR13 8NU**

**£550,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## Plot 7 Gander Lane

- BRAND NEW DETACHED EXECUTIVE STYLE PROPERTY
- FOUR BEDROOMS WITH GROUND FLOOR MASTER BEDROOM/GUEST SUITE
- FABULOUS KITCHEN/DINING ROOM WITH BI-FOLD DOORS
- COMPLETION EXPECTED AUTUMN 2025
- PERFECT FAMILY OR ACTIVE RETIREMENT HOME
- GARDENS AND PARKING
- AIR SOURCE HEAT PUMP CENTRAL HEATING
- COUNCIL TAX BAND - TBC
- FREEHOLD
- EPC - TBC







Being tucked away yet enjoying a supremely convenient setting, Plot 7 is the latest release in the fabulous Gander Lane development – an exclusive collection of just eight individually architect-designed homes, all finished to a high specification.

The photos on line are from number six which is now occupied and built to the same design.

This beautifully designed four-bedroom property offers spacious and versatile accommodation set across two floors, ideally suited to modern family life or an active retirement lifestyle. Upon entering, you're greeted by a stunning entrance hall featuring an elegant oak and glazed turning staircase.

The heart of the home is the impressive dual-aspect kitchen/dining room, complete with bi-fold doors opening out to the rear garden, perfect for entertaining or enjoying the indoor-outdoor lifestyle. The high-specification kitchen will feature stone worktops and premium integrated appliances, while an adjacent utility area ensures practicality.

A generous lounge provides a calm and inviting retreat, while a separate study offers the perfect space for home working. The ground floor also includes a stylish cloakroom and a superb bedroom suite – ideal for guests or those requiring single-level living – with bi-fold doors to the garden and a luxurious en-suite shower room.

Upstairs, the first floor offers three further double bedrooms and a contemporary family bathroom, all finished to the same high standards offering plenty of space for both family and guests. Outside, the property enjoys a dedicated parking area and an enclosed rear garden, offering both privacy and space to relax.

With zoned underfloor heating to the ground floor powered by an energy-efficient air source heat pump, and radiators to the first floor, comfort is guaranteed year-round.

Located within easy reach of both primary and secondary schools, the town centre, and scenic riverside walks through the picturesque Cober Valley, this home combines the best of town and countryside living.

Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctor surgeries, churches and also many clubs and societies.

Family purchasers will delight at the location of the property with the highly regarded Parc Eglos primary school being close at hand and the comprehensive school being adjacent to the development. The town's sports centre with indoor swimming pool is next to the sixth form college which forms part of the comprehensive school.

**APPROXIMATE DIMENSIONS**

LOUNGE – 4.8m x 3.7m (max) (15'9" x 12'1")

KITCHEN/DINER 5.6m x 5.1m (max) (18.4" x 16'9")

STUDY – 3.3m x 2.4m (10'10" x 7'10")

BEDROOM ONE 3.9m x 2.95m (12'10" x 9'6")

BEDROOM TWO 3.8m x 3.8m (max) (12'5" x 12'5")

BEDROOM THREE 3.45m x 3.3m (11'4" x 10'10")

BEDROOM FOUR 4.3m x 2.75m (14'1" x 9")

**AGENTS NOTE ONE**

The developer will pay the purchaser's solicitors fees, excluding disbursements and searches, should the purchaser use a solicitor approved by the developer and/or solicitor. Such fees will be paid upon completion of the purchase of a property on this development. Full terms and conditions are available as and when a purchase is agreed.

**AGENTS NOTE TWO**

The developer will provide an Architects Certificate to the purchaser.

**AGENTS NOTE THREE**

There will be a shared contribution payable towards any future maintenance costs relating to the private access road and any communal areas / facilities. Further details are available upon request.

**AGENTS NOTE FOUR**

The photos on line are from number six, now occupied and is built to the same design.





#### **SERVICES**

Mains electricity, water and drainage. Air source heating.

#### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

#### **DIRECTIONS**

From our Helston office in Wendron Street, head up the hill and onto Godolphin Road. Pass the police station and Godolphin House on your left hand side and take the turning left into Station Road. Continue on Station Road and at the roundabout turn left onto Church Hill. Head down the hill passing the south site Helston Community College on your right hand side followed by the school playing fields. Take the first turning on your right into Gander Lane. The new development will be found after a short distance on your left hand side.

WHAT THREE WORDS: diver.miles.postcard

#### **FLOOD RISK**

Rivers and Seas - Very Low

Surface Water - Very Low

#### **COUNCIL TAX BAND**

TBC

#### **ANTI MONEY LAUNDERING REGULATIONS - PURCHASER**

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

#### **PROOF OF FUNDS - PURCHASERS**

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED**

April 2025.





FIRST FLOOR PLAN  
GIA: 57.5m<sup>2</sup>



GROUND FLOOR PLAN  
GIA: 92.5m<sup>2</sup>



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



## Christophers Estate Agents

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