

COMPUTER GENERATED IMAGE



GAYDON



COLEBROOK
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**WATERSIDE
BANBURY ROAD
GAYDON
WARWICKSHIRE
CV35 0HG**

Situated 3 miles from Kineton, 10 miles from Banbury, Warwick and Leamington Spa, 12 miles from Stratford Upon Avon and ½ mile from Junction 12 of the M40

**ONE OF A PAIR OF BRAND NEW
DETACHED FIVE BEDROOM HOUSES
ADJOINING OPEN COUNTRYSIDE,
FINISHED TO A SUPERB LEVEL AND
STANDING IN APPROXIMATELY 0.25
ACRE OF GARDENS**

- Entrance Hall
- Reception Hall
- Guest WC
- Sitting Room
- Kitchen Dining Living Room
- Utility Room
- Principal Bedroom Ensuite
- Guest Bedroom Ensuite
- Three further Bedrooms
- Family Bathroom
- Integral Garage
- EV Charging point
- Energy Efficient Air Source heating
- Integrated Kitchen appliances

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Gaydon village is located close to Junction 12 of the M40 motorway and surrounded by the attractive Warwickshire countryside. Local facilities within Gaydon include: village church, public house, petrol station and village stores.

Nearby Kineton offers primary and secondary schools, butchers, post office, doctors, pharmacy, restaurants, takeaways, opticians, florist and cafes. The mainline railway to London Marylebone from Banbury station (approximately 10 miles distant) takes approximately one hour.

The larger towns of Leamington Spa, Banbury and Stratford-Upon-Avon offer a wide range of supermarkets, shopping, restaurants, theatres, cinemas bars and leisure facilities.

Waterside forms one of two similar detached new build homes by a local bespoke developer, Powis Developments. The property is designed and finished to an exceptional standard, with attention to both modern day living styles and the desirable position backing onto open fields.

Located within walking distance of the village facilities, the property enjoys gardens and grounds of approximately 0.25 acre and adjoins a ridge and furrow field overlooking the gently undulating Warwickshire countryside.

The property is fitted with contemporary fixtures and fittings throughout, including a bespoke Lochanna Kitchen finished in a Shaker style with painted doors under quartz worktops. Integrated appliances are by Siemens and include induction hob with extractor hood over, Electric Fan Oven, Combination Oven, Fridge, Freezer and Dishwasher. A matching central island offers additional storage and two sided breakfast bar.

Bathrooms are finished with Roca sanitaryware, Hansgrohe fixtures, tiled floors and dual fuel towel radiators. Energy efficient air source heating is supplied via 12kw Samsung external air source heat pump with under floor heating to the ground floor and radiators to the first floor, plus a 5Kw closed log burner to the Sitting Room. Hot water is supplied by 300l pressurised Kodiak Water tank.

GROUND FLOOR

Entrance Hall. With feature Oak staircase with chamfered spindles and newel posts, understairs storage cupboard, tiled floor. Connecting door to garage. **Guest WC** with wash hand basin, WC and tiled floor. **Sitting Room** with walk in bay window to front, feature fireplace with log burning stove. **Kitchen Dining Living Room.** A bright spacious room the full width of the property, with tiled floor, windows and bi-fold doors opening to the rear garden and views over the adjoining countryside. Bespoke Lochanna kitchen under a L-shaped worktop to two walls, plus central island with a Breakfast bar to two sides. Stainless Steel Franki sink with Quooker Tap. **Utility Room** with single worktop, inset sink, space and plumbing for washing machine, door to the side of the property.

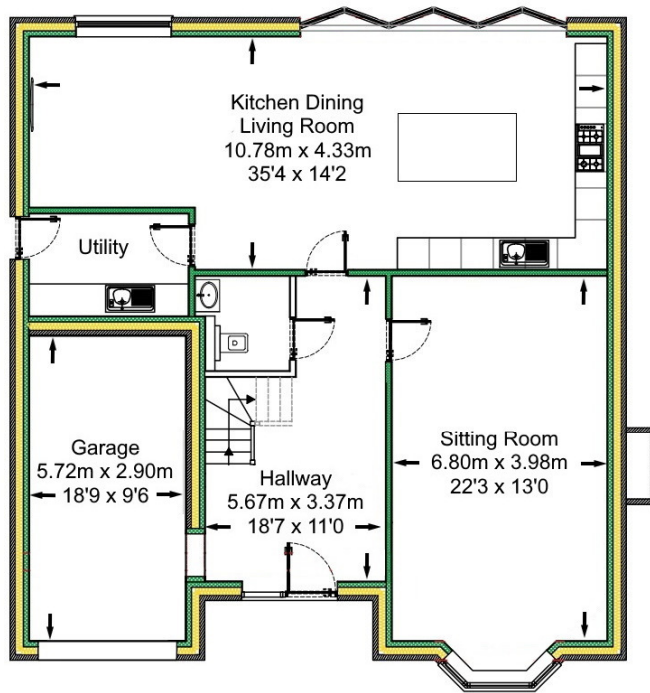
FIRST FLOOR

Galleried Landing with window to front and linen cupboard. Access to large loft space. **Bedroom One.** Window to rear, dressing area with wardrobe cupboards. **Ensuite Shower Room.** With low profile shower tray, glazed screen, WC and wash hand basin. Towel radiator, tiled floor, window to side, extractor fan. **Bedroom Two.** Window to front. **Ensuite Shower Room.** With low profile shower tray, glazed screen, WC and wash hand basin. Towel radiator, tiled floor, extractor fan. **Bedroom Three.** Window to rear. **Bedroom Four.** Window to rear. **Bedroom Five** window to front. **Family Bathroom.** Window to side, panelled bath with shower over, WC, wash hand basin, tiled floor, towel radiator, extractor fan.

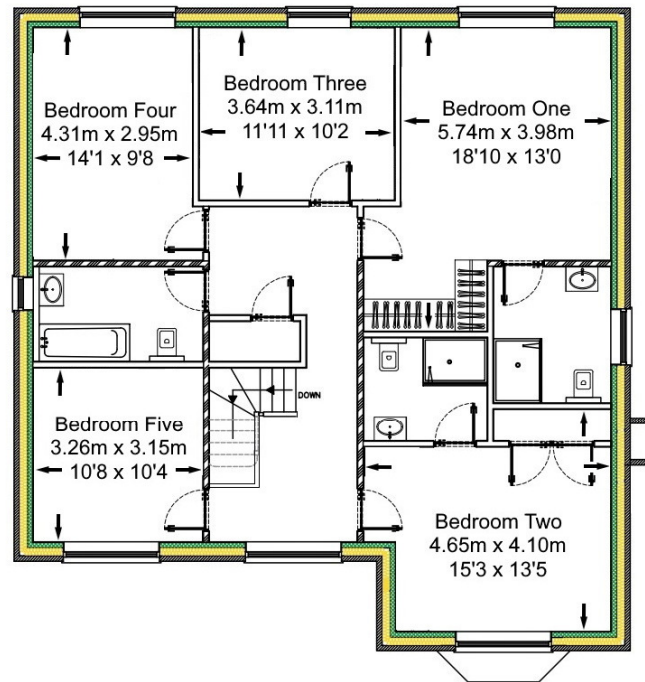
OUTSIDE

To the front of the property a shared access leads to private parking and landscaped front garden with feature pond. Outside lighting, EV charging point and access to: **Integral Garage.** With electric up and over garage door. Electric light and power supply. Access to the side of the property leads to an enclosed Rear garden, laid to lawn with paved terrace adjoining the rear of the property. Outlook onto the adjoining field. Outside, lighting, power supply and water supply.





GROUND FLOOR



FIRST FLOOR

Total Gross Internal Area = 242.48sq m / 2610 sqft

Illustration for identification puposes only, measurements are approximate, not to scale



IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected.
 Electric Air Source Heat pump central heating.
 Ofcom Broadband availability: expected: *Superfast*.
 Ofcom Mobile coverage: *O2, 3, EE, Vodaphone*.

Council Tax

Payable to Stratford District Council- To be assessed

Energy Performance Certificate

Contact agent for details

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, risk of flood, planning permissions, property adaptations, neighbour issues, significant events. NB The property has a shared access with the neighbouring property and joint responsibility for the maintenance and upkeep of access road.

New Build Warranty:

The property will include a 10 year new build warranty.

Directions

CV35 0HG

From the village centre proceed along Church Street in a North-East direction and at the junction with Banbury Road turn Right, where the property will be found a short distance on the Left-hand side.

What3Words:

///water.pleaser,degree

CS2220/2/29.04.2024

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