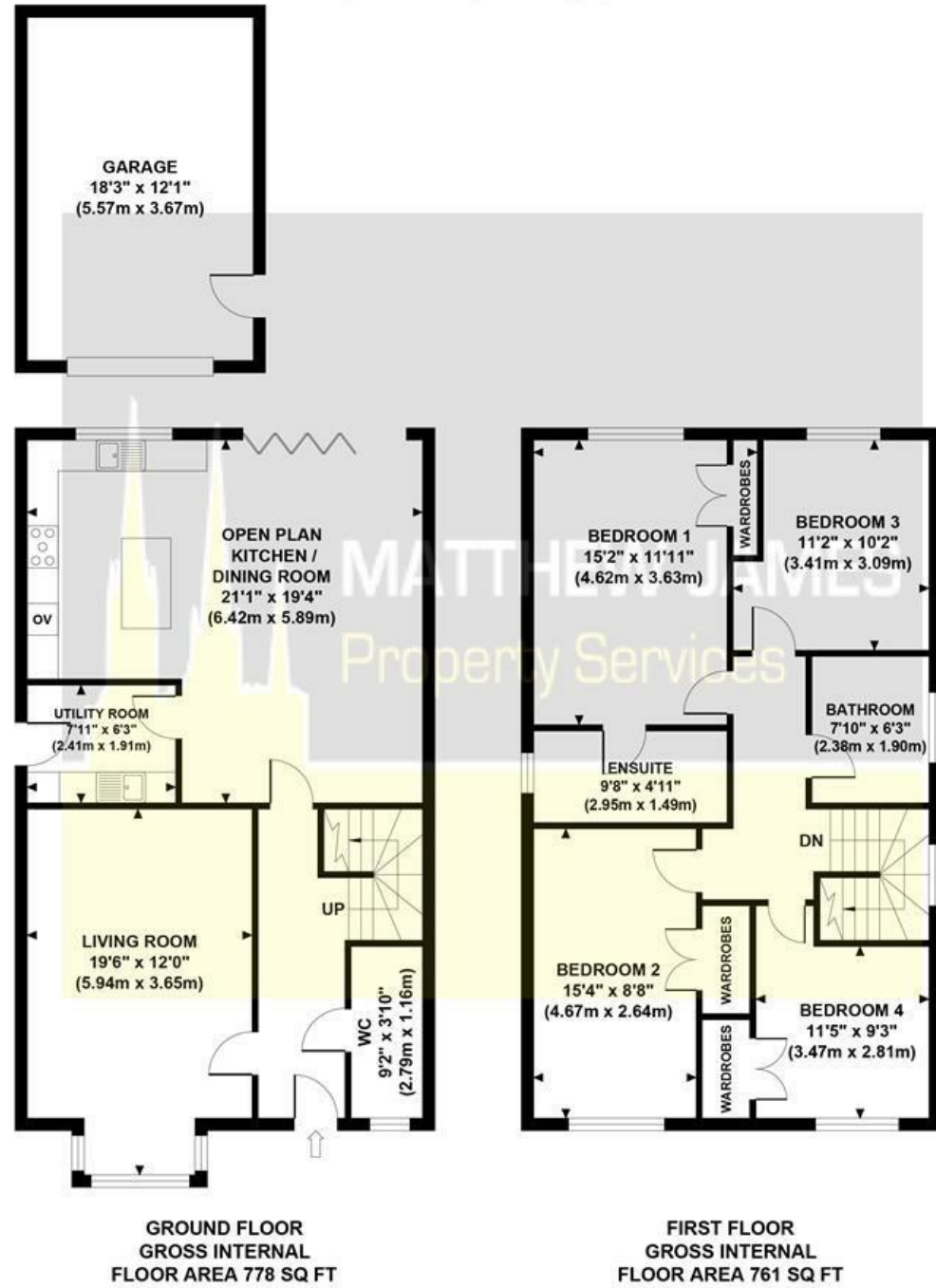


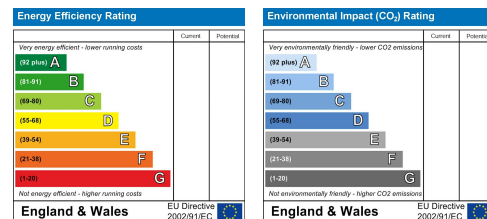
# FAIRVIEW

Approximate Gross Internal Area 1759 sq ft / 163.4 sq m  
(Including Garage)



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Main Street , Brandon CV8 3HW

**\*\*ONE REMAINING\*\* - FOUR BEDROOMS WITH MASTER EN-SUITE.. PERFECT LOCATION IN BRANDON VILLAGE.. BEAUTIFUL EXECUTIVE DETACHED.. BRAND NEW BUILD.. LANDSCAPED GARDENS.. 10 YEAR BUILD WARRANTY.. DETACHED GARAGE..** 'Fairview' is a gorgeous & impressive brand new four-bedroom executive detached home situated in the sought after village of Brandon. The property is situated in a secluded position offering great privacy and tranquility. Briefly comprising of open plan kitchen dining room with centre island, utility room, separate living room, ground floor cloakroom, four double bedrooms with master en-suite (built-in wardrobes also come as standard in three bedrooms), family bathroom, front & rear landscaped gardens, off road parking for three vehicles & detached garage with electric up & over door. With so many practical and well-proportioned living areas, 'Fairview' is an ideal home for a growing family. The property is situated between Binley Woods & Wolston, both of which offer local amenities including shops, post office, doctor's surgery, hairdresser and primary school. Brandon is also well placed for the commuter, thanks to excellent road & rail links at Rugby, Coventry and Leamington Spa. Rugby centre is 6 miles from Brandon with nearby Leamington Spa being only 9 miles. Rugby rail station has a high speed train service to London Euston in under 50 minutes. Rugby town itself offers a host of further amenities including a range of retail outlets, restaurants, theatres & excellent schooling, whilst Leamington Spa has a superb selection of high street shops, restaurants, cafes & bars, offering a unique shopping, dining & cultural experience. There is an excellent rail service from Leamington Spa station & Warwick Parkway, with trains running to both Birmingham & London Marylebone. Its

£525,000

### CONTACT INFORMATION

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Facebook

Twitter

# Main Street

, Brandon CV8 3HW



- Brand New Detached Family Home
- Sought After Location Of Brandon
- Last One Available!
- Four DoubleBedrooms w/ Master En-Suite
- Open Plan Kitchen Dining / Living Space
- Built-On Wardrobes In Three Bedrooms
- Ten Year ICW Warranty
- Beautiful Throughout
- Detached Garage w/ Electric Up & Over Door
- Ready To Go!

## Front Garden

## Entrance Hallway

## Ground Floor Cloakroom

9'2 x 3'10 (2.79m x 1.17m)

## Living Room

19'6 x 12' (5.94m x 3.66m)

## Open Plan Kitchen Dining Room

21'1 x 19'4 (6.43m x 5.89m)

## Utility Room

7'11 x 6'3 (2.41m x 1.91m)

## First Floor Landing

## Master Bedroom

15'2 x 11'11 (4.62m x 3.63m)

## Master En-Suite

9'8 x 4'11 (2.95m x 1.50m)

## Bedroom Two

15'4 x 8'8 (4.67m x 2.64m)

## Bedroom Three

11'2 x 10'2 (3.40m x 3.10m)

## Bedroom Four

11'5 x 9'3 (3.48m x 2.82m)

## Family Bathroom

7'10 x 6'3 (2.39m x 1.91m)

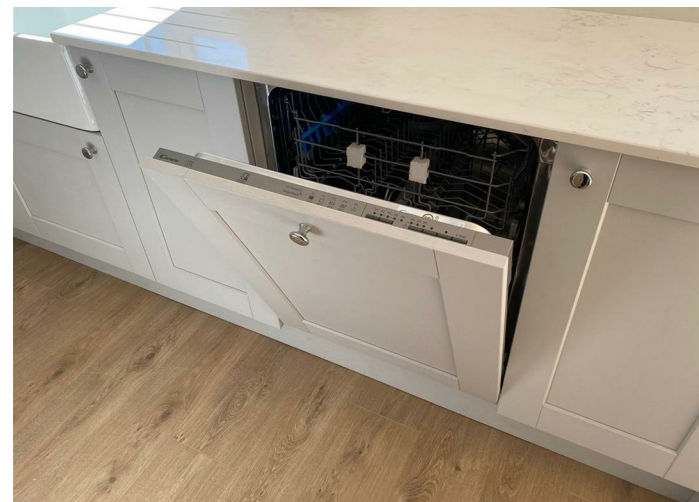
## Rear Garden

## Detached Garage & Parking

18'3 x 12'1 (5.56m x 3.68m)

## Heating System & Electrical

## Security & Piece Of Mind



## Directions

