



**Main Street, Brandon, CV8 3HW**  
**£525,000**

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 central position makes Leamington Spa an ideal location for commuting to the rest of the UK with easy access to the motorway network.

Call us now to book your viewing!

## Front Garden

Having estate fencing to the front elevation, landscaped garden with pathway that leads to the feature oak porch and in through the front door and the:

## Entrance Hallway

Having stairs that lead off to the first floor and further Oak internal doors that lead to the:

## Ground Floor Cloakroom

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

Having a PVCu double obscure glazed window to the front elevation, wall hung vanity flush WC, wall hung wash hand basin and tiling to all splash prone areas.

## Living Room

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

Having a PVCu double glazed bay window to the front elevation.

## Open Plan Kitchen Dining Room

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

Having a PVCu double glazed window and aluminum bi-fold doors to the rear elevation with a range of modern PWS Belsay wall, base and Dove Grey drawer units with solid quartz work surface over, Belfast sink, integrated multi function double oven, five burner hob with extractor over, integrated dishwasher, integrated fridge freezer, central island with further storage and tiling to all splash prone areas and internal Oak door leads to the:

## Utility Room

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

Having a door that leads to the side elevation, space and plumbing for a washing machine, tumble dryer with work surface and sink over and matching modern tiling to all splash prone areas.

## First Floor Landing

Having a PVCu double glazed window to the side elevation, balustrade and access to the loft area, the stairs rise from the hallway providing access to all four bedrooms, master en-suite and a family bathroom. A natural brightness and tasteful, natural décor continues throughout the first floor accommodation.

## Master Bedroom

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

Having a PVCu double glazed window to the rear elevation, double door fitted wardrobe and oak internal door leads off to the:

## Master En-Suite

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

Having a PVCu double obscure glazed window to the

side elevation. walk-in double shower enclosure, wall hung vanity WC, wall hung wash hand basin with modern tiling to all splash prone areas.

## Bedroom Two

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

Having a PVCu double glazed window to the front elevation and double fitted wardrobes to the one wall.

## Bedroom Three

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

Having a PVCu double glazed window to the rear elevation.

## Bedroom Four

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

Having a PVCu double glazed window to the front elevation and double fitted wardrobes to the one wall.

## Family Bathroom

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

Having a PVCu double glazed window to the side elevation, modern bath with glass screen, wall hung vanity wash hand basin, wall hung vanity WC and modern tiling to all splash prone areas.

## Rear Garden

Being landscaped to include paved patio, new fencing to sides, external tap. mainly laid to lawn with access to the rear elevation and the:

## Detached Garage & Parking

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

The garage has an electric Garador up and over remote door, power, lighting and pedestrian door to the side. There is also space for three family sized motor vehicles.

## Heating System & Electrical

'Fairview' is fitted with a gas central heating system with mechanical ventilation heat recovery system. Mechanical Ventilation with Heat Recovery (MVHR) is a whole house ventilation system that both supplies and extracts air throughout a property. It offers a balanced low energy ventilation solution for new dwellings and re-uses up to 95% of the heat that would have otherwise have been lost. All lighting will be low energy.

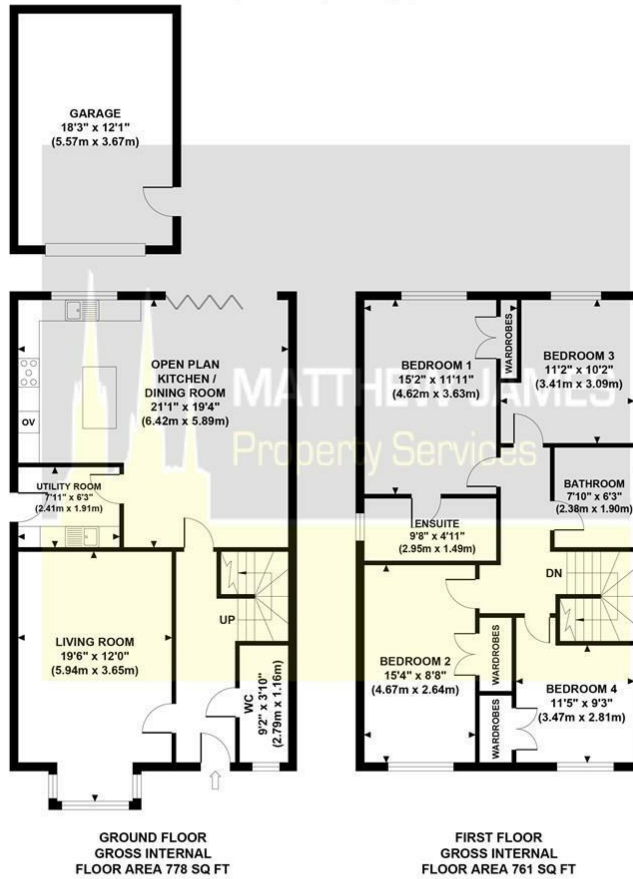
## Security & Piece Of Mind

'Fairview' will be fitted with a Pyronix alarm system and window locks to non-escape windows.

# Floor Plan

## FAIRVIEW

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

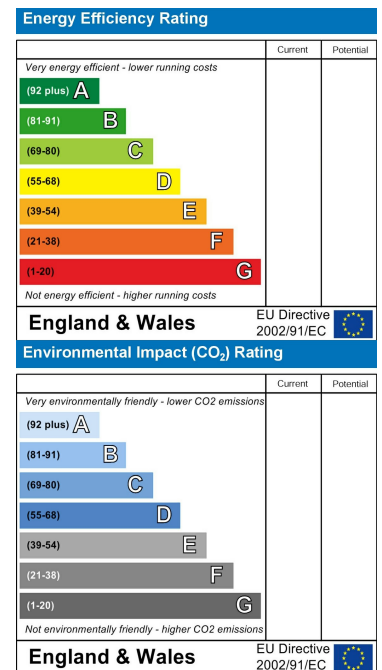


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



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.

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