



KINETON ROAD, GAYDON

complete ●●●
SALES & LETTINGS



"The stylish Victorian detached barn was professionally converted in 2008, with a very stunning finish with plenty of oak, under-floor heating and lots of character beams- yet a superb modern kitchen breakfast room with vaulted ceiling, which enjoys looking to the sunny South/West facing landscaped rear garden"



Detached barn conversion built to exceptionally high standards and quality, situated in this exclusive development of barn style buildings converted around eight years ago, just off the Kinton Road. The current owners have upgraded this property to include, landscaped gardens, fitted wardrobes and shutters. The property comprises: large lounge diner with high-level ceilings and exposed beams, underfloor heating to the majority of the house, vaulted ceiling modern kitchen breakfast room with fully integrated appliances, bathroom and two double bedrooms one with en-suite. Two car parking spaces, one being under a carport. Nestled away on the outskirts of the Village of Gaydon.



Description

Entrance

A beautiful oak barn door leads into the main living space. External lighting outside front door.

Lounge Diner

A very well presented living space, which has underfloor heating, rustic oak flooring, oak double glazed windows to the front and aluminium double glazed window to the rear that has fitted modern shutters. There is a marble fireplace with electric smoke affect fire. Exposed character A-frames, air-conditioning unit, wall lights and the feature wallpapered wall. Control panel for professionally fitted alarm system.



Inner Hallway

Oak flooring, oak double glazed window to the rear elevation, exposed beam, down-lights, barn-style door to the storage cupboard which houses the gas Worcester boiler (flow gas tanks). And there is a square opening through to the stylish vaulted kitchen space bar install doors to the two bedrooms and the bathroom.

Kitchen Breakfast

With travertine flooring with underfloor heating, this is a beautiful vaulted ceiling space with large double glazed doors which fully open to the sunny South facing garden, and also has fitted shutters. The kitchen is a modern grey gloss handleless kitchen, with granite worktops, a 1 & 1/2 bowl stainless steel sink with Brushed satin mixer tap and drainer. There is a fitted washing machine, full-size dishwasher, fitted fridge freezer, Zanussi microwave, Zanussi double oven, Zanussi four ring induction hob, blue glass splash-back and an extractor. There is under-counter lighting, kick-space lighting, wall lights, up-lighting and a breakfast bar. There is a wall mounted thermostat.



Bedroom One

Spacious double bedroom which has Sharps fitted wardrobes, drawers and cabinets. Feature wallpapered wall, down-lighting, oak double glazed window to the front elevation and rustic oak flooring which has underfloor heating. There is a room thermostat, exposed beams, loft hatch to the part boarded loft with light and ladder. Timber barn style door to the en-suite.

En-Suite

Fitted with travertine tiling to water sensitive areas, quadrant shower enclosure with mains thermostatic shower. New high level flush toilet, hand wash basin with vanity storage and chrome mixer tap, oak double glazed window, useful tiled shelf, down-lights, chrome towel radiator and travertine tiled flooring.

Bedroom Two

With oak flooring underfloor heating, wall mounted thermostat, sharps fitted wardrobes and drawers. There is an oak double glazed window to the front, exposed beams, down-lights and a feature wallpapered wall.



Bathroom

Fitted with a p-shaped bath, with curved shower screen, main thermostatic shower, wall fitted controls. Floating hand wash basin with a chrome mixer tap. Low-level toilet, self de-misting large mirror cabinet with integrated toothbrush charger & lighting, down-lights, extractor, chrome towel radiator, travertine tiled to water sensitive areas and travertine tiled flooring.



Rear Garden

A professional landscaped rear garden which has a large area of extended sandstone patio, gravel border with areas of lawn, sleeper retained bedding areas, with a small tree, lovely floral garden with reeds, flowers and plants. A sandstone pathway leads round to the side passage with a gate to the front and carport. There is outside lighting, electric sockets and a tap. The secondary path passes a hard standing with a large timber shed with power & light and a secure gate to the front of the property. Outside water tap and rotary line fitting.

Carport & Parking

Two parking spaces - one under a rustic timber built open carport with power and lighting and with tiled roof and a gravel drive to the front.

Front Garden

Laid to lawn with sandstone pathway leading to the front door and to the passageway to the rear garden. There is an open frontage with nice view of the neighbours barns.

Location

Gaydon Farm Barns is an exclusive development of two/three bedroom homes that were converted from the curtilage of the farmhouse in 2013. The period red brick with its rustic look accentuates the country lifestyle. The barns are situated on the edge of this sought after village with access to the courtyard area from Kineton Road.

Gaydon is a small village just off the B4100 Banbury to Warwick road, situated in the South Warwickshire countryside. Warwick, Leamington Spa, Banbury and Stratford-upon-Avon are all 10/14 miles distant, and the village is well situated for access onto the M40 with Junction 12 about ½ mile to the North-East of the village. There is one Public House in the village, together with a Community Village Store, a petrol station with





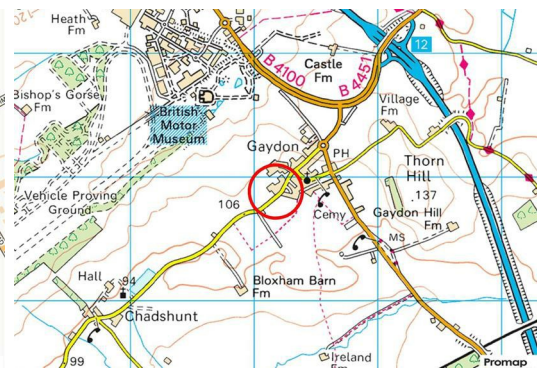
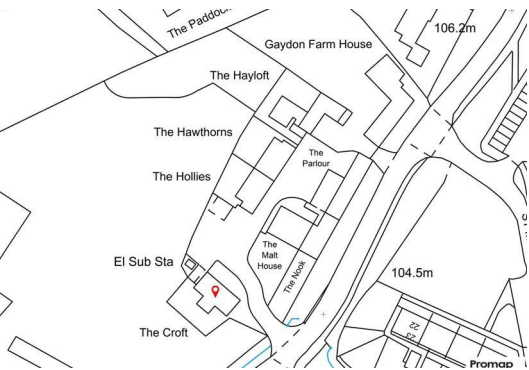
convenience store. Further shopping, Primary and Secondary Schools and other amenities are available in Kineton with more facilities including excellent Grammar and Private schools in the larger towns of the area. The Burton Dassett Hills Country Park provides Public Open Space and recreational facilities. Close buildings of note include the National Trust properties of Farnborough Hall and Upton House together with an established Art Gallery at Compton Verney. Gaydon is also the home of Jaguar Land Rover and Aston Martin cars and the Heritage Motor Museum with a fine collection of vintage vehicles and modern conference facilities





- Detached Barn Conversion
- Very High Standard Finish
- Fitted Sharps Wardrobes
- Underfloor Heating
- Luxury Vaulted Kitchen

- Victorian Barn Converted 8 years ago
- Two Double Bedrooms
- Bathroom & En-Suite
- Carport & Parking
- Exposed Beams



KINETON ROAD, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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