

Peter Clarke



Dale House, 4 Loxley Fields, Loxley, Warwick, Warwickshire, CV35 9QH

- Individually designed detached family home
- Versatile village residence
- Three superb reception rooms
- Spacious dining kitchen
- Five generous sized bedrooms
- Ample ensuites/bathroom
- Patio garden fronting open fields
- Ample parking/double garaging
- Envable undulating rear rural views



Offers Over £800,000

Boasting enviable rural views to the rear a FIVE bedroom DETACHED house with ample off-road parking accompanied by double garaging in the popular village of Loxley. Viewing is highly recommended to appreciate the space that this house offers with, kitchen/breakfast room, dining room, sitting room, study, utility room and cloakroom. Upstairs five bedrooms with family bathroom and two en-suites.

APPROACH

Situated within the corner of a small cul-de-sac setting within the heart of this popular Warwickshire village, stands this truly superb family residence which nestles comfortably behind a private block paved driveway offering ample off road parking extending to a double garage with paved terrace surrounding the footprint of the property which in turn lead to the main front entrance and superb facade of the property.

WELCOMING ENTRANCE HALL

This delightful focal point of the ground floor, enjoying feature flooring extending to the central staircase rising to the first floor with door beneath to a useful understairs storage cupboard.

GUEST CLOAKROOM

Having feature flooring extending to a pedestal wash hand basin and low flush WC.

SITTING ROOM

Boasting superb rural views beyond the rear garden via large windows and 'French' doors. The focal point of the room is an open fire with open fire basket.

STUDY / HOME OFFICE

A versatile room currently being used as a study but could be a small music/play room, with superb open outlook.

DINING ROOM

Accessed via glazed double doors from reception hall and having windows to one side.

IMPRESSIVE DINING KITCHEN

The kitchen area offers a comprehensive range of 'Shaker' styled floor and wall mounted units with white granite work surfacing, integrated white goods and range cooker, window to two elevations and adjacent family lounge/dining area with double door to the front terrace.

UTILITY ROOM

Having tall larder storage cupboard with matching double base unit, plumbing for domestic appliances and courtesy door to one side.

FIRST FLOOR LANDING

Boasting and impressive 'vaulted' ceiling, large panel glazed picture window to front elevation, feature exposed beams and doors rotating off to:

BEDROOM ONE

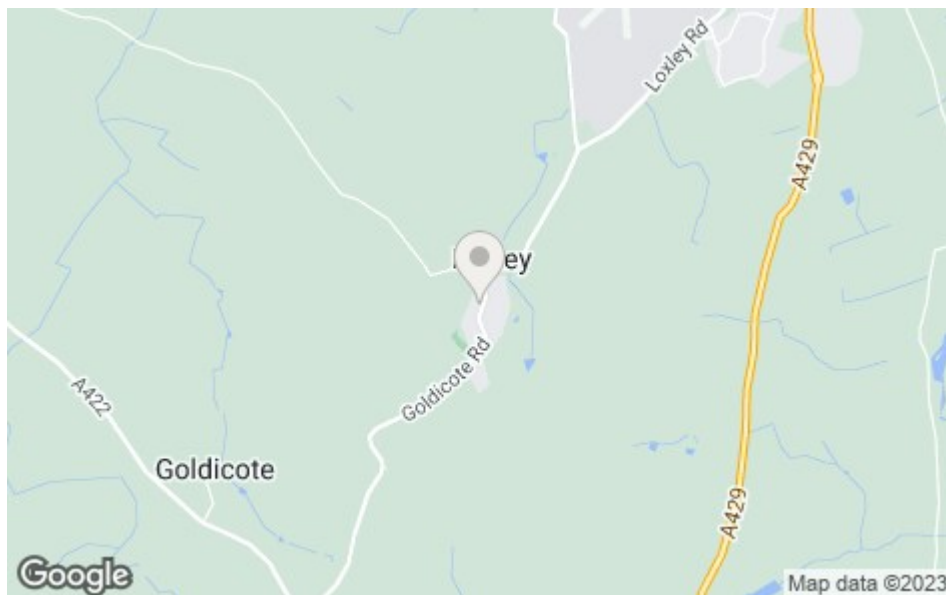
A general size principal bedroom with windows to two elevations, a comprehensive range of fitted bedroom furniture with integrated wardrobes and courtesy door to:

ENSUITE

Having complimentary tiling to a white suite that







comprises of a panelled bath, pedestal wash hand basin and low flush WC with chrome heated towel rail.

GUEST BEDROOM

Offering a fitted wardrobe to one side and interconnecting door to

ENSUITE

Having half height tiling to a white suite that comprises of a vanity wash hand basin, low flush WC, recessed fully tiled shower cubicle with Mira shower unit.

BEDROOM THREE

A further good sized double bedroom with dual aspect views.

BEDROOM FOUR

Enjoying open outlook to rear and benefiting from fitted wardrobes and bedroom furniture to one side.

BEDROOM FIVE

A great sized small family bedroom with windows to one side.

FAMILY BATHROOM

Having half height tiling to a white suite comprises a panelled bath, pedestal wash hand basin with low flush WC, bidet and feature period styled heated towel rail.

OUTSIDE/REAR GARDEN

Immediately to the rear of the property is a paved patio extending to one side to oil tank and gated side entry, open space to opposite side with versatile use of storage, external lighting and water point, raised lawned garden area with central paved feature pond to one side and paved terrace which boasts enviable adopted rural views over grazing farmland to rear.

DETACHED DOUBLE GARAGE

Housing oil fired boiler, up and over double door entry, lighting and power.

OTHER INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your

solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D

VIEWING: By Prior Appointment with the selling agent.

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