

Peter Clarke



Waterside Banbury Road, Gaydon, Warwick, CV35 0HG



- Village Location
- Five Double Bedrooms
- Off Road Parking
- Larger Than Average Plot
- EV Charging Point
- Intercom Gated Access
- Air Source Heat Pump
- Underfloor Heating Throughout Downstairs
- Countryside Views
- Easy Access To Banbury Railway Station, M40, Jaguar Land Rover and Aston Martin.



£3,250 PCM

MANAGED BY PETER CLARKE. Executive, detached, five bedroom family home, set back behind electric gates and easy access to the village, M40, Jaguar Land Rover and Aston Martin.

To let on an unfurnished basis

Council Tax Band - G  
EPC Rating B  
Holding Deposit £750

AVAILABLE IMMEDIATELY

#### ENTRANCE HALL

Doors giving access to ground floor accommodation, stairs to first floor.

#### SITTING ROOM

Window to front and log burning stove.

#### GUEST WC

Low level WC, floating vanity sink and feature panelling.

#### KITCHEN, LIVING, DINING ROOM

Shaker style kitchen with integrated Siemens appliances including induction hob, extractor, electric fan oven, combination oven, fridge/freezer, dishwasher and bin. Bifold doors to the rear garden and additional window overlooking fields beyond.

#### UTILITY ROOM

Sink and drainer unit, space for washing machine and tumble dryer.

#### GARAGE

Up and over electric garage door, pedestrian door into the house.

#### BEDROOM ONE

Window to rear door to

#### ENSUITE

Window to side, oversized walk in shower cubicle with drench shower, low level WC, floating sink vanity drawer unit.

#### BEDROOM TWO

Window to front, door to

#### ENSUITE

Oversized walk in shower cubicle with drench shower, low level WC, floating sink vanity drawer unit.

#### BEDROOM THREE

Window to rear.

#### BEDROOM FOUR

Window to rear.

#### BEDROOM FIVE

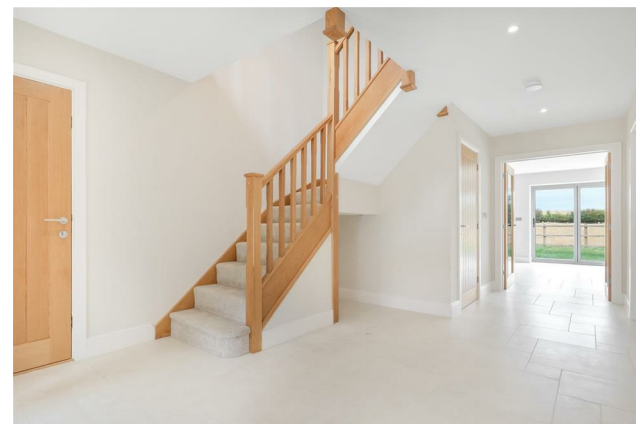
Window to front.

#### FAMILY BATHROOM

Window to side, part tiled walls, bath with shower over and glass screen, low level WC, floating sink vanity drawer unit.

#### OUTSIDE

The property is accessed via electric double gates and gravel driveway. To the front of the property is lawn and a mature feature pond housing the local wildlife. Pedestrian side access leads to the rear garden with open aspect views to the countryside beyond. Outside lighting, power supply and tap.

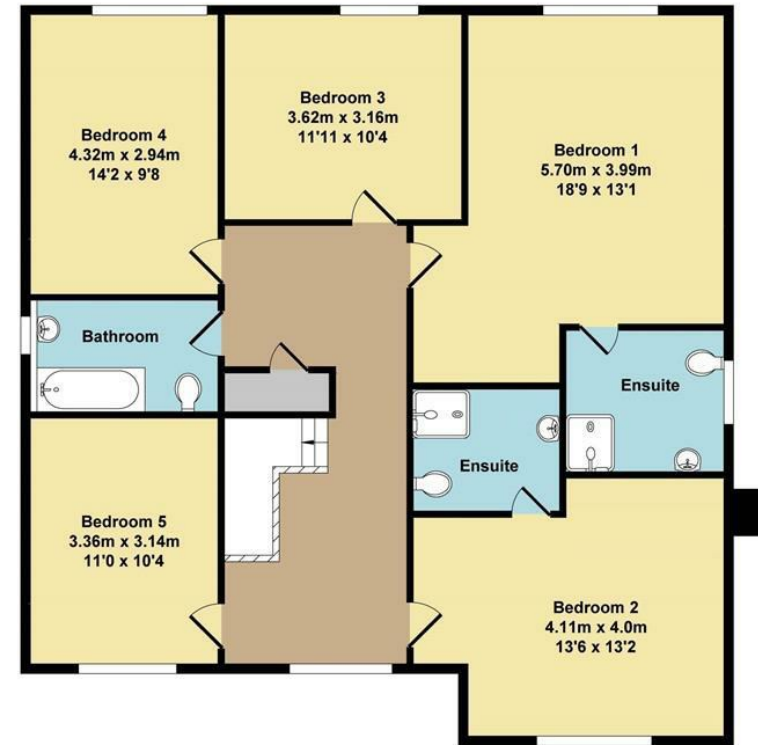


Waterside, Banbury Road  
Total Approx. Floor Area 226.20 Sq.M. (2435 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

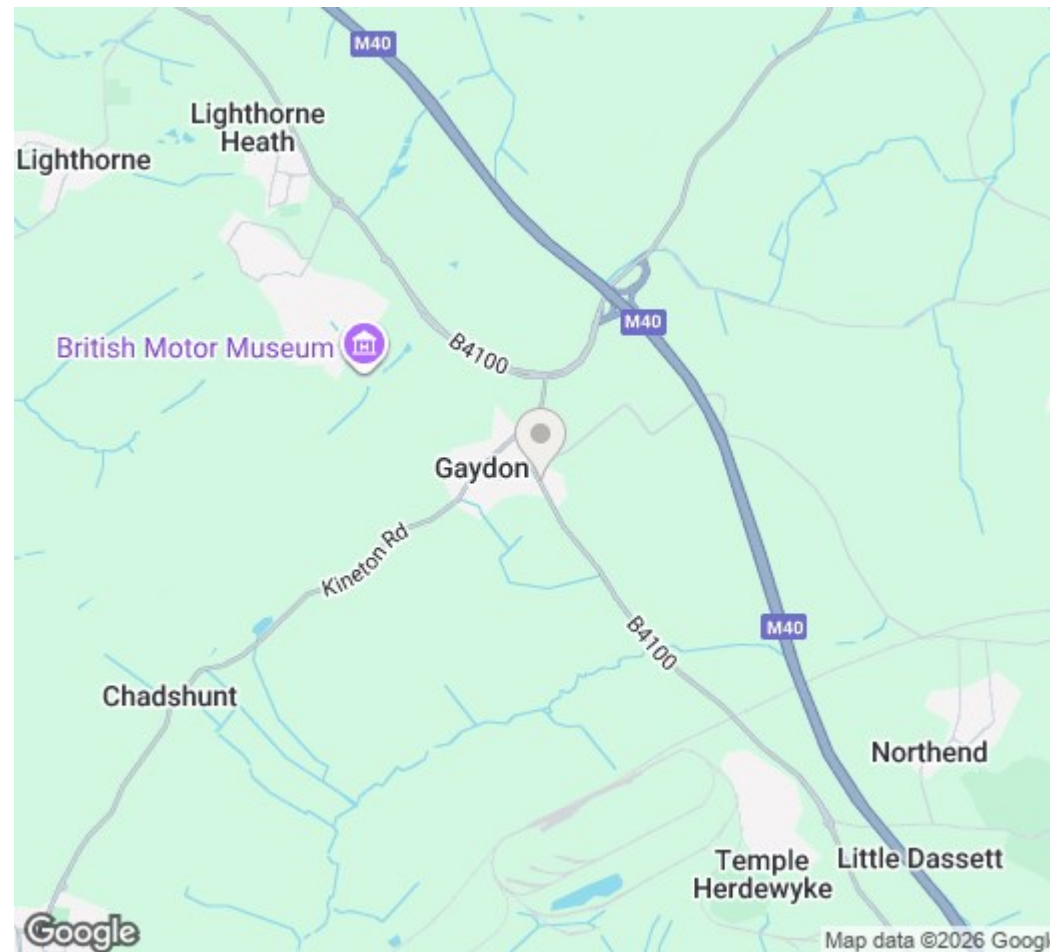


Ground Floor  
Approx. Floor  
Area 113.50 Sq.M.  
(1222 Sq.Ft.)



First Floor  
Approx. Floor  
Area 112.70 Sq.M.  
(1213 Sq.Ft.)





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