

Peter Clarke

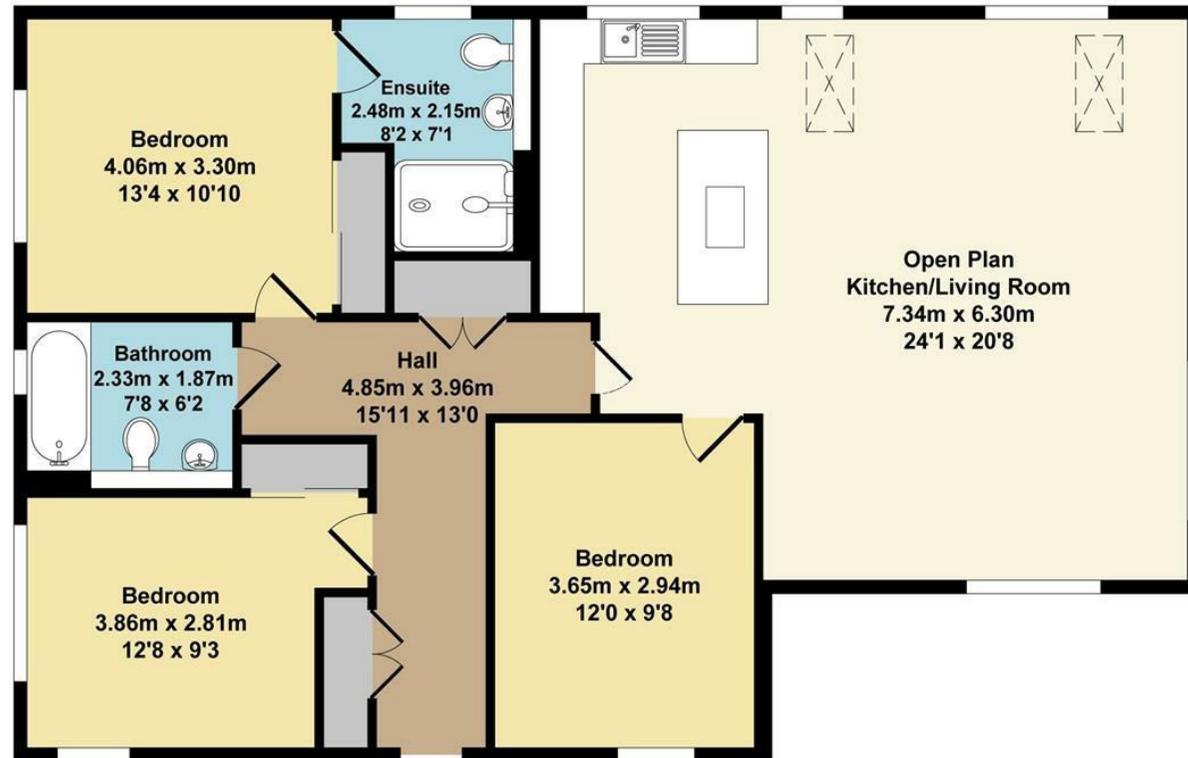


12 Edgehill View, Gaydon, Warwick, Warwickshire, CV35 0FL

Edgehill View, Gaydon

Total Approx. Floor Area 98.30 Sq.M. (1058 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 98.30 Sq.M.
(1058 Sq.Ft.)



- A beautifully presented and adaptable family home
- Offering three well proportioned double bedrooms
- Master en suite shower room and luxury family bathroom
- Open plan living/kitchen and dining room with vaulted ceiling
- Large block paved driveway with single garage
- Stunning landscaped south-westerly facing rear garden



Offers Over £500,000

An exceptional, spacious and beautifully presented three double bedroom detached bungalow situated on an exclusive development on the edge of this picturesque Warwickshire village, having internal accommodation briefly comprising large entrance hall, open plan living/dining/kitchen with fantastic vaulted ceiling, master bedroom with luxury en suite, two further adaptable double bedrooms and a luxury family bathroom. Outside the property features a large block paved driveway and detached single garage with side access door. To the rear of the property is a beautifully landscaped and private enclosed rear garden with newly installed paved dining terraces, pergola and raised planters. Viewing is highly recommended to appreciate the size, quality and position that this fantastic family home has to offer.

APPROACH

Accessed from Edge Hill View via the private paved footpath which leads up to the composite and double glazed front door opening into the entrance hall.

ENTRANCE HALL

Large and welcoming, benefitting from a double fronted built in storage cupboard as well as utility cupboard.

OPEN PLAN LIVING/DINING/KITCHEN

This beautifully presented open plan and spacious reception area comprises living, kitchen and dining areas, with the kitchen portion being made up of a range of contemporary style wall and base mounted units with contrasting quartz work surfaces over and a range of integrated appliances including double electric oven, induction hob with overhead extractor, built in dishwasher, fridge and freezer. From here this wonderful space also provides room for a large living area as well as formal dining space with double glazed windows to three elevations, vaulted ceiling and two ceiling mounted velux roof lights as well as French doors giving views and direct access onto the beautifully landscaped and lawned rear garden.

Also accessed from the Hallway

MASTER BEDROOM

This generous double room benefitting from a sliding door built in double fronted wardrobe, has double

glazed window with further internal door leading through to the stunning

MASTER EN SUITE SHOWER ROOM

This beautifully appointed and generously proportioned en suite shower room comprises a white Vitra suite with enclosed cistern dual flush wc, wall mounted wash hand basin with chrome fittings, walk in shower cubicle with sliding glass screen and mains fed shower, having tiling to floor and all splashback areas, obscure double glazed window, recessed and wall mounted vanity mirror and centrally heated towel rail.

BEDROOM TWO

Another well proportioned double bedroom, again benefitting from a double fronted sliding door built in storage wardrobe, currently housing a double bed and having dual aspect windows to front and side elevations.

LUXURY FAMILY BATHROOM

This beautifully appointed and sizeable family bathroom comprises a three piece Vitra comprising low level wc with enclosed cistern and dual flush, wall mounted wash hand basin with chrome monobloc tap and panelled bath with mains fed shower over a fixed glass screen, having tiling to floor and all splashback areas and obscure double glazed window and centrally heated towel rail.







BEDROOM THREE

The third and final double bedroom, currently being utilized as a home office and work out room, has a large double glazed window and can easily accommodate a double bed.

OUTSIDE

To the front of the property, situated behind a low level hedgerow, is a well maintained lawned foregarden and footpath, whilst to the side is a block paved driveway providing ample off road parking for two to three cars, with a detached single garage being accessed from there. In addition there is a side access gate leading into the beautifully landscaped lawned rear garden.

REAR GARDEN

With stunning south-westerly facing lawned and recently landscaped rear garden, has direct access from the house via the French doors leading from the living room and further rear door giving access from the kitchen area. With large paved dining terrace, further paved pergola area, recently installed raised planters and beds, further side access gate from the roadway and internal pedestrian access door leading into the garage.

GENERAL 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, gas, 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 E

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the

EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Peter Clarke



Six multi-award winning offices
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY
Tel: 01926 429400 | leamington@peterclarke.co.uk | www.peterclarke.co.uk

