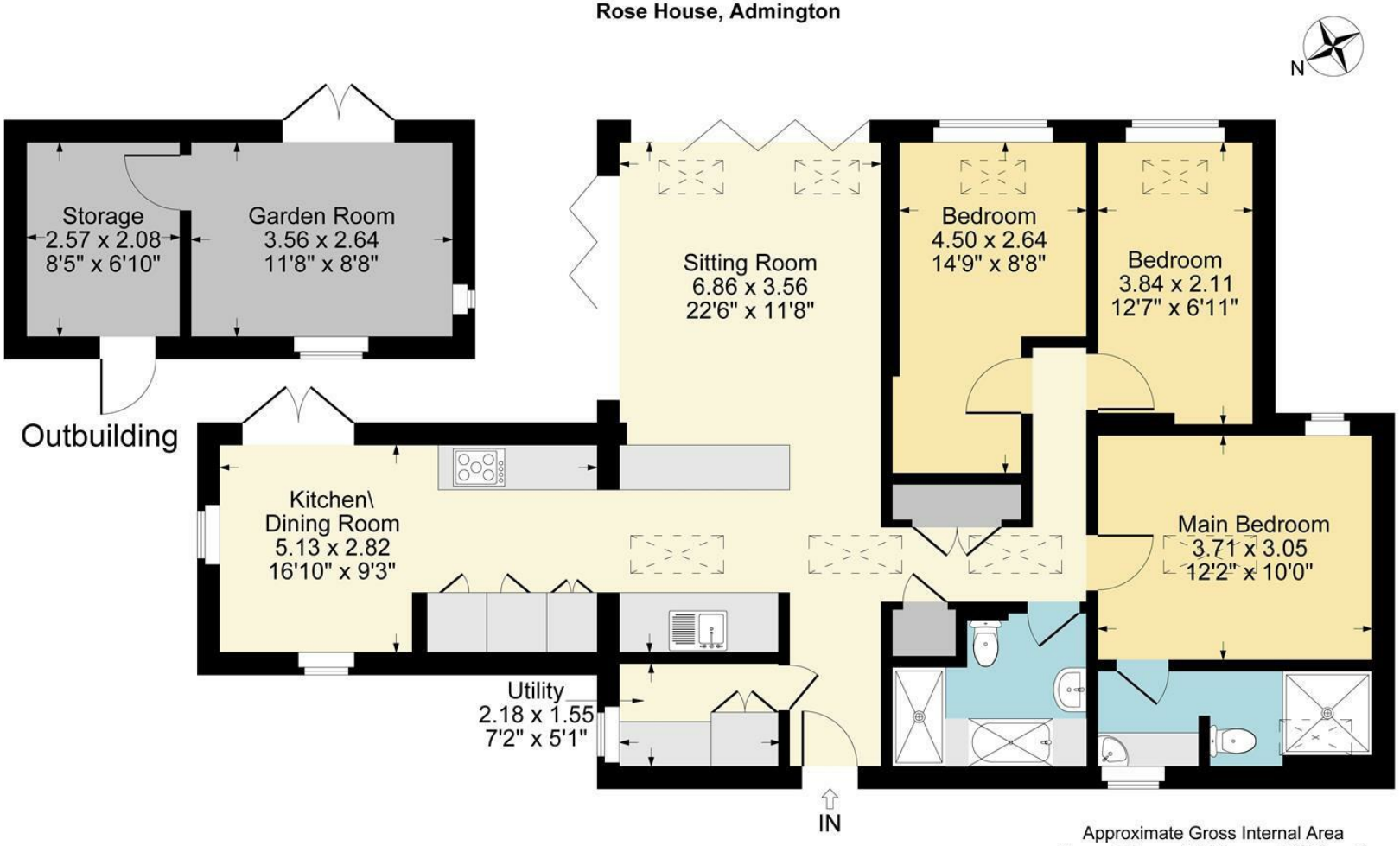


Rose House Admington, Shipston-On-Stour, CV36 4JN

Rose House, Admington



Approximate Gross Internal Area
Ground Floor = 95.72 sq m / 1030 sq ft
Outbuilding = 15.29 sq m / 165 sq ft
Total Area = 111.01 sq m / 1195 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- Detached contemporary village house built by the current owners
- Three bedrooms, en suite shower room and a family bathroom.
- Bright open plan living spaces with bi-folding doors onto the garden.
- Kitchen/Dining/Living room with high-quality fittings.
- Air source heat pump and solar panels on the roof.
- Idyllic village location with a secluded setting.

3 2 1

£625,000

A very rare opportunity to purchase this contemporary house, built by the current owners, incorporating sleek design, energy saving features and bright open plan spaces. Located in the highly coveted village of Admington. Further benefits include a wide brick paved driveway, mature gardens and a separate garden room, built to the same specifications as the main house.

ACCOMMODATION

ENTRANCE HALL
Wooden flooring

UTILITY ROOM
Window to side, boiler cupboard, worktop with space below for washing machine and tumble dryer. Wooden flooring.

OPEN PLAN KITCHEN, DINING AND SITTING ROOM
Kitchen area with range of matching base units, worktop over incorporating stainless steel sink and drainer. SMEG induction hob. Integrated oven, fridge/freezer, space for dishwasher. Double pantry cupboard. Opens in two directions, dining area with triple aspect and bi-folding doors. Sitting area with two sets of bi-fold doors and skylight windows.

REAR HALLWAY
Linen cupboards and double cloaks cupboard

MAIN BEDROOM WITH ENSUITE
Skylight window and window to rear, En-suite shower room with window to front, skylight window, walk in shower
Worktop with Pebble wash hand basin, shelving and cupboards below,

BEDROOM
A double room with motorised skylight and window to rear.

BEDROOM
A double room with motorised skylight and window to rear.

BATHROOM
Skylight window, bath, separate walk in shower, feature wash hand basin, WC.

OUTSIDE
To the front there is a brick paved driveway with plenty of parking, brick paved pathways laid to lawn planted beds, hedgerow, opens to rear where there is a mix of lawn, stone chipping pathways, planted beds mature shrubs and trees. A particular feature is the range of Rose bushes.

GENERAL INFORMATION
TENURE: The property is understood to be freehold. 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. Air source pump and solar panels. 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 D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.







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Winkworth