Rosestan Sunnyside, Aston Cantlow, Henley-in-Arden, B95 6HX

- Situated at the end of this very quiet pretty lane
- Built in 2022
- Individual detached property providing outstanding open plan kitchen/living/dining space
- Two bedrooms, shower room and cloakroom
- Parking to front
- Low maintenance rear gardens adjoining fields to rear
- NO CHAIN

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Offers Over £425,000

Situated at the end of this very quiet pretty lane, with fields to rear and built in 2022, is this individual detached property providing outstanding 899 sq.ft. open plan kitchen/living/dining space with atrium and bi-fold doors, two bedrooms and shower room, parking to front, low maintenance rear gardens adjoining fields to rear. NO CHAIN.

ACCOMMODATION

Front door to entrance hall with tiled floor, oak and glazed staircase to first floor, understairs storage cupboard. Cloakroom with wc and wash basin with cupboards below, ladder towel rail. Large kitchen/dining/family entertaining space - kitchen area with range of cupboards and quartz work surface, sink, five burner gas hob with filter hood over, built in dishwasher, two built in ovens and grills, American style fridge freezer, downlighters. Utility area with space and plumbing for washing machine, quartz work top. Open plan dining/sitting area with tiled floor, bi-fold doors to garden terrace, atrium, feature fireplace.

First floor landing with access to roof space. Bedroom One with views to rear, fitted wardrobes and drawers. Bedroom Two. Shower Room with wc, wash basin with cupboards below, shower cubicle, tiled walls.

Outside there is resin driveway to front and gated access to the side leading to the rear garden which has a large attractive paved area with astro turf. Enclosed by wood fencing with views over fields to rear.

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. However this should be checked by your solicitor before exchange of contracts. LPG heating.

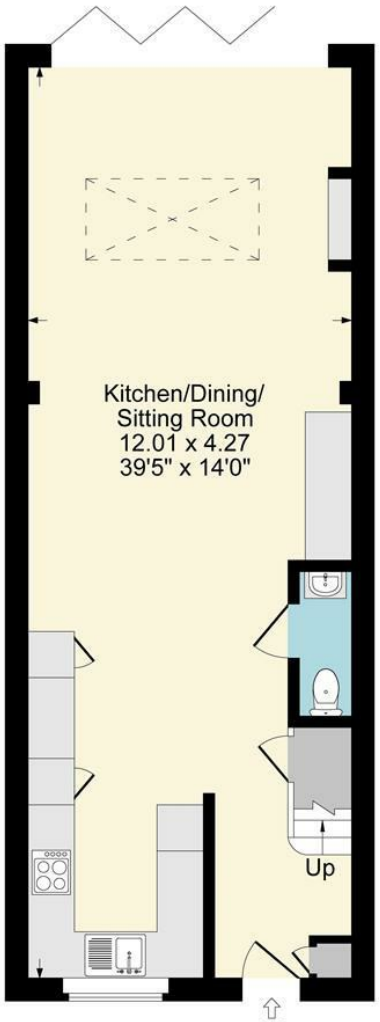
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

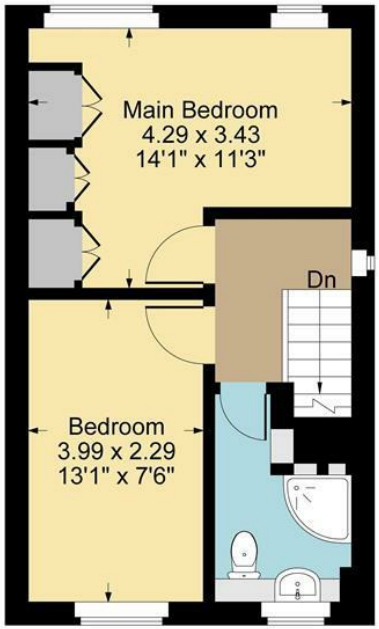
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

Rosestan, Aston Cantlow



Ground Floor



First Floor

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Approximate Gross Internal Area
Ground Floor = 51.26 sq m / 552 sq ft
First Floor = 32.23 sq m / 347 sq ft
Total Area = 83.49 sq m / 899 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

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.

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Peter Clarke