

Peter Clarke

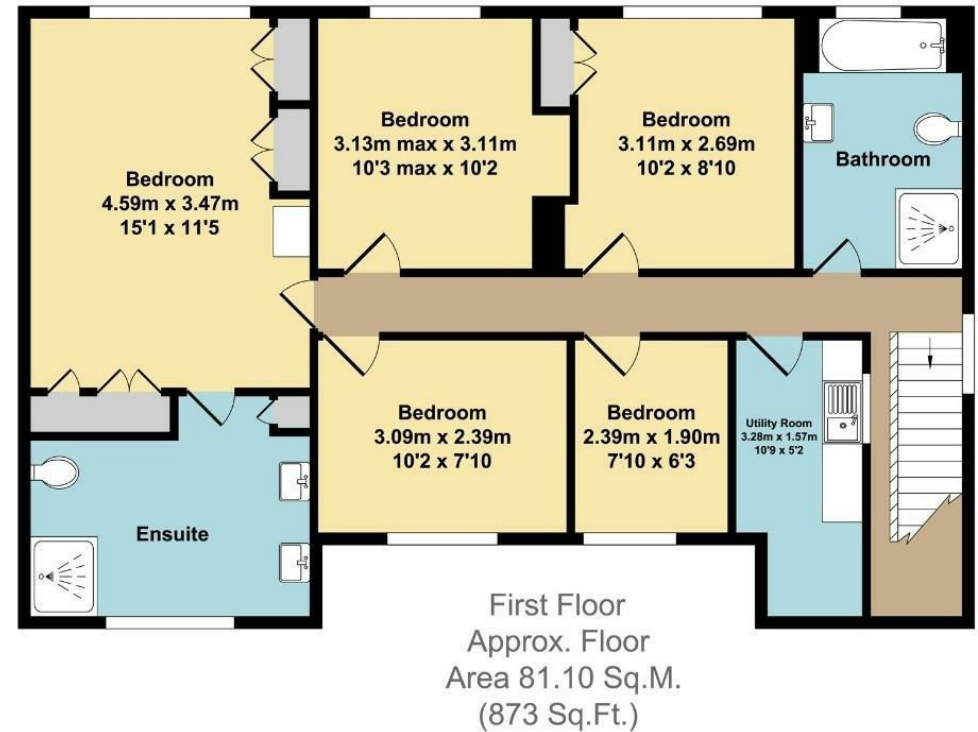


The Dormer House, 4 The Rookery, Alveston, Warwickshire, CV37 7QP

## The Dormer House, Alveston

### Total Approx. Floor Area 178.00 Sq.M. (1916 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.





- Luxury accommodation
- Deceptively spacious
- Outstanding kitchen/entertaining space with full width sliding doors
- Cosy sitting room with stove
- Five bedrooms
- Utility Room
- Luxury en suite and bathroom
- Double tandem garage, with potential
- Private courtyard garden, plus good sized walled side garden
- NO CHAIN



Offers Over £800,000

A truly outstanding five bedroom detached residence, virtually rebuilt in 2014, to an impeccably high standard, and providing luxury accommodation to include kitchen and entertaining space with full width sliding doors to a private courtyard garden, leading to a good sized walled garden. Stylish and cosy sitting room with stove, five bedrooms, principal bedroom with luxury en suite, bathroom, double tandem garage, situated in an attractive position within this most sought after village. NO CHAIN.

### ACCOMMODATION

The Dormer House has been virtually rebuilt from November 2013 to May 2014. The property provides beautifully finished luxury accommodation with fully insulated internal and external walls, floors and roof. Purpose made attic roof with excellent storage, bespoke made double glazed timber windows and aluminium patio doors, new wiring with LED lighting throughout, underfloor electric heating to kitchen/dining room, bathroom and en suite, new plumbing with water softener and heating, Cucina Colore kitchen furniture with silestone work tops.

A storm canopy leads via a painted timber front door to

### ENTRANCE HALL

with window shutters, coat rack and shelving, understairs storage cupboard and water softener (currently disconnected).

### CLOAKROOM

with wc and wash basin with cupboards below, Karndean floor, window shutter, downlighters.

### SITTING ROOM

with window shutters, fireplace with gas fire stove, downlighters. Table lamp circuit.

### OUTSTANDING KITCHEN/ENTERTAINING SPACE

with Franke one and a half bowl stainless steel sink with monobloc mixer taps over, waste disposal unit and cupboards beneath. Fitted with a further range of units providing cupboards, working surfaces, storage space and drawers. Neff induction hob with external extractor, under unit lighting, fridge freezer and second fridge, dishwasher, two Neff ovens (one self cleaning), microwave, downlighters, central island with breakfast bar with silestone work tops. Feature full width triple sliding double glazed patio doors to private courtyard garden. Oak floor with under floor heating.

### FIRST FLOOR LANDING

### UTILITY ROOM

Karndean floor, fitted cupboards and work surface, space and plumbing for washing machine, space for drier. Stainless single bowl sink with monobloc mixer taps over. Central heating boiler.

### PRINCIPAL BEDROOM ONE

with four door fitted wardrobe, further three door mirror fronted wardrobe. Downlighters and wall lights

### LUXURY EN SUITE BATHROOM

with dual wash basins on free standing units with cupboards below, tall storage unit, wc, bidet, cylinder chrome heated towel rail, Karndean floor with

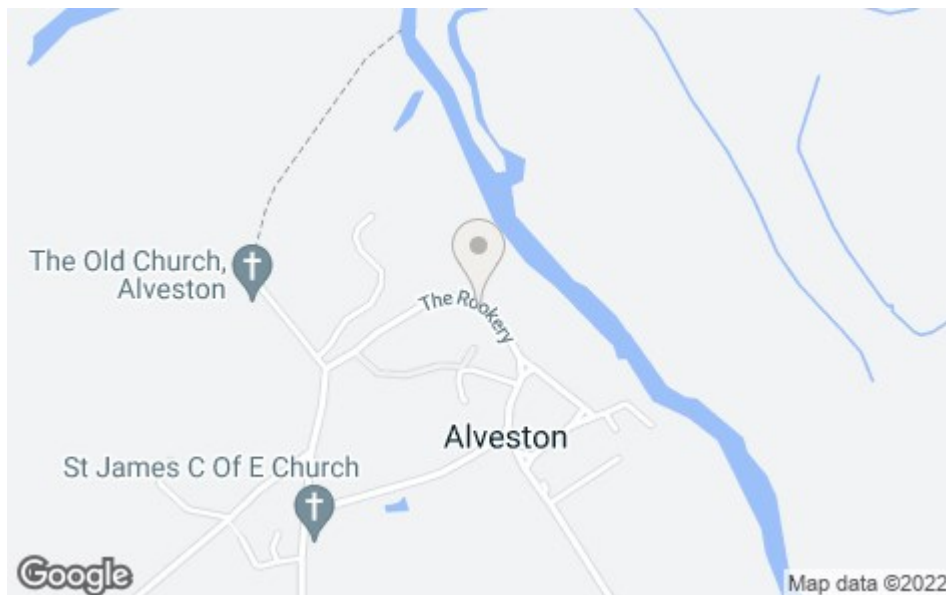












underfloor heating, large shower cubicle, downlighters and wall lights.

### **BEDROOM TWO**

with double doors to wardrobe, fitted shelves and downlighters.

### **BEDROOM THREE**

with downlighters.

### **BEDROOM FOUR**

with downlighters, fitted shelves, cupboards and storage, and access to boarded and plywood lined roof space with power, light and folding ladder providing an excellent storage area.

### **BEDROOM FIVE**

with downlighters.

### **LUXURY BATHROOM**

with wc, wash basin on freestanding unit with cupboards below, bidet and bath with shower attachment, chrome and cylinder heated towel rail, Karndean floor with under floor heating, large shower cubicle, downlighters and wall lights.

### **OUTSIDE**

Attractive box hedging and evergreen foregarden with two Staddle stones, electric remote controlled up and over door to

### **DOUBLE TANDEM GARAGE**

with power, light and cold water tap.

### **AGENTS NOTE**

There is potential to create a ground floor bedroom/office to the rear section of the garage, with plumbing for an en suite, with door to rear courtyard.

Path to side (No.3 also has access over path) with gated access to

### **PRIVATE REAR COURTYARD**

which is paved with planted borders, garden shed with power and enclosed by wall to three sides, with gate to walled side garden which is lawned with planted borders. Outdoor weatherproof feature lights and outside tap.

## 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. Gas heating to radiators and electric under floor heating where specified.

**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 F.

**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.

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# Peter Clarke



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

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