



ehB
RESIDENTIAL

Your Property - Our Business

2, Ash Close, Gaydon

£3,200 Per Month



Built by the highly regarded Spitfire Homes in 2017, this substantial five-bedroom detached property offers approximately 2,207 sq ft of beautifully presented accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall, two reception rooms, and an impressive open-plan kitchen/diner family room, creating an excellent space for both everyday living and entertaining. The property benefits from five generously proportioned bedrooms, including a principal bedroom with en-suite facilities, as well as a family bathroom and an additional shower room.

Externally, the property enjoys a private rear garden with a southerly aspect, ideal for outdoor dining and relaxation, together with driveway parking and a garage.

Ideally situated in the popular village of Gaydon, the property is conveniently located approximately three miles from Kineton and provides excellent access to Banbury, Warwick, Leamington Spa and the M40 motorway, making it particularly well-suited to commuters and those working within the local area.

This exceptional property offers spacious, high-quality accommodation in a desirable village setting and is available to let on a furnished or unfurnished basis.

Energy Rating C

Stratford District Council Tax Band G

Holding Deposit £738.00

Deposit £3692

Location

Gaydon is an attractive Warwickshire village, conveniently located close to Junction 12 of the M40 motorway and surrounded by open countryside. Local amenities within the village include a church, public house, petrol station and village store.

The nearby village of Kineton provides a wider range of facilities, including primary and secondary schooling, and local amenities. Banbury railway station, approximately 10 miles away, offers mainline services to London Marylebone, with journey times of around one hour.

Approach

Through the canopied front door

Reception Hall

Reception hall with a window to the front aspect, stairs to the first floor with an understairs storage space, engineered wood flooring, and a staircase rising to the first floor.

Cloakroom

Hand wash Basin and low-level WC, radiator.

Living Room

Glazed double doors open onto the rear garden, offering a pleasant outlook, while a fireplace with a slate hearth and a log-burning stove form an attractive focal point. An inner hall with a glazed window leads through from the room.

Study

Double-glazed window to the front aspect

Open-plan Kitchen Diner

A bright and spacious L-shaped kitchen/living space, featuring bi-fold doors opening directly onto the rear garden and a window to the side. The room is finished with tiled flooring throughout and fitted with a range of white gloss kitchen units beneath quartz worktops, incorporating a 1½ bowl stainless steel sink with mixer tap. Integrated appliances include an electric hob with an extractor hood over it, dishwasher, fridge-freezer, oven, and a combination microwave oven.

Utility Room

A practical utility area fitted with a worktop to one wall, incorporating a stainless steel single bowl sink and drainer with mixer tap. Cupboard storage is provided below, along with space and plumbing for a washing machine, tiled flooring and a door giving access to the garden.

First Floor Landing

Naturally lit, featuring a Velux roof window, with access to the loft space and an airing cupboard housing the hot water cylinder.



Bedroom One

Enjoying a double-aspect outlook through double-glazed units, the room also benefits from a well-appointed dressing area with twin double wardrobes.

En-suite shower room

Enclosed glazed shower cubicle, hand-wash basin, and WC with concealed cistern. A Velux roof window provides natural light, with additional features: a fully tiled floor and wall, a heated towel radiator, and an extractor fan.

Bedroom Two

Enjoying a rear outlook through double-glazed windows, the room also benefits from a dedicated dressing area with twin double wardrobes.

En-suite shower room

Fitted with a shower cubicle with glazed sliding door, wash hand basin and WC with concealed cistern. A Velux window provides natural light, with further features including tiled walls, a heated towel radiator and extractor fan.

Bedroom Three

Double-glazed windows facing the rear aspect.

En-suite shower room

Fitted with a shower cubicle with glazed sliding door, wash hand basin and WC with concealed cistern. A Velux window provides natural light, with further features including tiled walls, a heated towel radiator and extractor fan.

Bedroom Four

Double-glazed windows to the front aspect

Bedroom Five

Double-glazed window to the rear aspect

Family Bathroom

Comprising a panelled bath with mixer tap and shower attachment, a separate glazed shower cubicle, a wash hand basin, and a WC with a concealed cistern. The room is finished with part-tiled walls and benefits from an obscured glazed window, a heated towel radiator and an extractor fan.

Outside

To the front of the property, a block-paved driveway leads to the front door and a parking area for several vehicles.

Double Garage

With twin electric up-and-over doors, light and power supply, with a connecting door to the Utility Room.

Rear Garden

Outside water supply and lighting. A paved terrace runs the full width of the property with a railing and steps down to the lower level, which is laid to lawn with ornamental flowerbeds, fruit trees and mature plants. The paved pathway continues to the opposite side of the house, with a pedestrian gate leading back to the driveway.

Your Property - Our Business

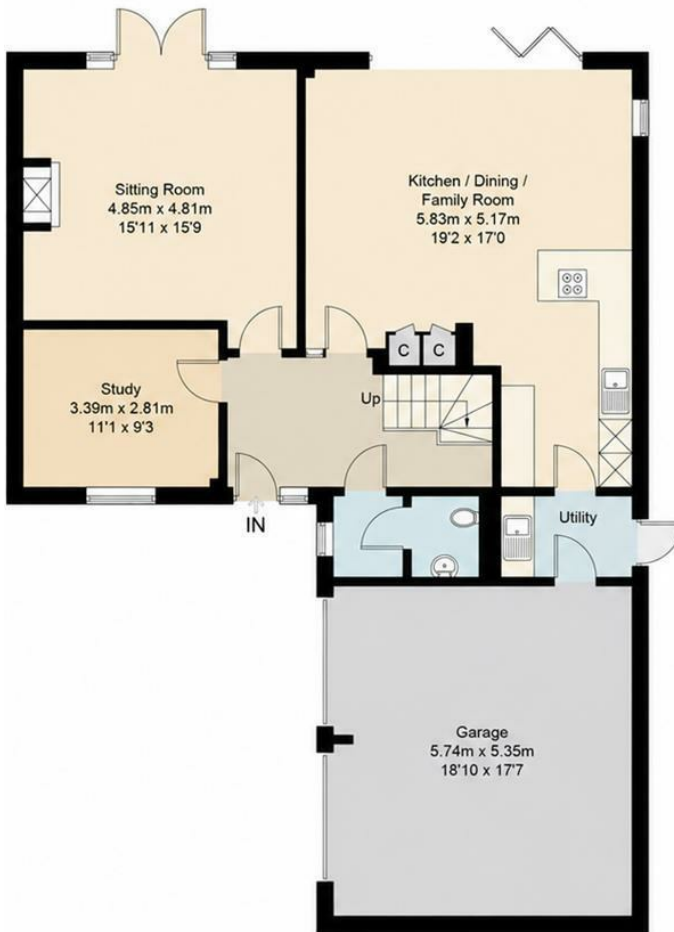
- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN



Ground Floor (Including Garage)
122.4 sq m / 1317 sq ft



First Floor = 121.3 sq m / 1306 sq ft

Approximate Gross Internal Area = 243.7 sq m / 2623 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1242202)

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.