



Connells

Upper Farm Meadow
Gaydon WARWICK



Property Description

RARE opportunity to purchase this stunning DETACHED bungalow, located in the exclusive development of upper farm meadows within the sought after village of Gaydon. This beautifully presented property offers generous, living accommodation throughout comprising a spacious reception hallway, FOUR DOUBLE BEDROOMS, THREE RECEPTION rooms, KITCHEN & UTILITY and OFFICE, family bathroom and TWO En Suite shower rooms. Stunning private gardens are located to all sides of the property, with a INTEGRAL double garage and driveway providing ample off road parking.

Introduction

Entrance Hall

Welcoming and roomy entrance hallway with exposed ceiling timbers, stone-tiled flooring, stairs rising to the first floor and doors leading to Cloakroom, Sitting Room, Kitchen and:

Lounge

17' 9" x 12' 2" (5.41m x 3.71m)

Having carpeted flooring, exposed timbers, feature fireplace, radiator, triple aspect double glazed windows and French doors to the rear elevation leading to garden;

Sitting Room

15' 8" x 13' 3" (4.78m x 4.04m)

Versatile room featuring exposed beams, having radiator and double glazed windows to the front elevation;

Kitchen

15' 7" x 13' 3" (4.75m x 4.04m)

Contemporary and stylish kitchen having contrasting light and dark grey bespoke fitted wall and base units with quartz work surfaces, inset stainless steel sink and drainer unit, integrated appliances including wall mounted oven and microwave, integrated dishwasher, range style oven with gas hob and extractor hood over. Having a central island unit/breakfast bar with storage beneath, stone flooring, exposed beams, double glazed windows to the rear elevation and doors through to Sun Room and;

Cloakroom

Having WC, wash hand basin, radiator and extractor fan;

Utility Room

17' 8" x 9' 3" (5.38m x 2.82m)

Having wall and base units with complimentary work surfaces, inset twin sink basins, space for fridge/freezer, space and plumbing for washing machine, door leading to garage and door though to;

Study/Office

Versatile room ideal as office space having radiator and double glazed windows and door to the side elevation;

Sun Room

16' 1" x 12' 1" (4.90m x 3.68m)

UPVC and brick built construction, having stone flooring and two vertical radiators.

First Floor

Landing

Having double glazed window to rear elevation. Airing cupboard housing hot water tank with slatted shelving, stone flooring and doors to all bedrooms and bathroom.

Main Bedroom

Having double glazed window to the front elevation, radiator and walk way through to the;

Ensuite

Having walk in corner shower, WC, Vanity unit with wash hand basin, spotlights, extractor fan and obscure double glazed window to the side elevation.

Dressing Room

Previously bedroom Five, Having fitted wardrobes, loft access and double glazed window to the front elevation.

Bedroom Two

Having radiator, double glazed window to the rear elevation and door through to;

Ensuite

Having walk in shower cubicle, vanity unit with wash hand basin, WC, extractor fan, spotlights and chrome heated towel rail.

Bedroom Three

Having radiator, double glazed window to the side elevation and built in wardrobes.

Bedroom Four

Having radiator, built in cupboard and double glazed window to the rear elevation

Outside

Front Garden

The property is approached via a brick block paved driveway providing plenty of off road parking and leading to double garage. Lawned fore garden and well-stocked planting to borders.

Rear Garden

There is a landscaped rear garden mainly laid to lawn with well-stocked planted borders, there is a patio area ideal for entertainign. Outside tap. Pathway extends to the side of the property with a gate giving access to front.

Double Garage

Having double electric roller shutter doors to front, door to rear garden, door into the property, power and light.

Viewings

Strictly by prior appointment via the selling agent.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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Property Ref: WBE103353 - 0003