



Peter Clarke  
New Homes

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The Barn Bungalow Kineton Road, Gaydon, Warwick, CV35 0HB

Offers In Excess Of £495,000

- Brand new two bedroom detached bungalow
- Located in a lovely rural setting
- Open plan lounge, dining kitchen area with vaulted ceiling
- Integrated appliances to kitchen with Quartz worktops
- Principal bedroom has fitted wardrobes and ensuite
- Bedroom two with fitted wardrobes
- Bathroom and ensuite with Porcelanosa wall tiles
- Underfloor heating throughout
- Landscaped gardens to front and rear
- Single garage and off road parking



**A BRAND NEW INDIVIDUAL BUNGALOW TUCKED AWAY IN A QUIET SPOT BUT STILL IN THE HEART OF GAYDON VILLAGE. COMPRISING WONDERFUL OPEN PLAN KITCHEN/DINING/LIVING ROOM WITH DOUBLE DOORS TO GARDEN, TWO BEDROOMS WITH PRINCIPAL HAVING AN EN SUITE SHOWER ROOM AND FAMILY BATHROOM. GARAGE, OFF ROAD PARKING AND GARDENS.**

#### THE BARN BUNGALOW

The spacious accommodation comprises an open plan lounge, dining area and kitchen with a beautiful vaulted ceiling and doors leading to the patio area and landscaped garden. The modern kitchen benefits from a quartz worktop and integrated double oven, induction hob, extractor, fridge, freezer, dishwasher and washer/dryer. The flooring to the kitchen area, dining area and lounge is Karndean with carpeting to the hall and bedrooms. The hallway leads to two double bedrooms, both with fitted wardrobes. The principal bedroom has an en suite with a large shower cubicle, and a further family bathroom. The bathrooms are tastefully finished with modern, white sanitary ware and Porcelanosa wall tiles and ceramic flooring. Heating is provided by an air source heat pump providing underfloor heating throughout. Externally, there are paths and a patio in riven slabs and landscaped garden to the front and rear. The frontage will be finished with gravel and paviours. Large single garage with up and over door and off road parking.

GAYDON is a picturesque village lying in the heart of Warwickshire's rolling countryside with a local community shop, petrol station and Spar, The Malt Shovel pub, church and busy village hall. Gaydon has all the necessary elements to offer modern convenience in a rural setting. The village is well connected by road to local places of interest including Warwick, Royal Leamington Spa and Stratford upon Avon. Junction 12 of the M40 motorway allows easy access to Oxford, London and Birmingham, with rail links from Banbury, Leamington Spa and Warwick Parkway.

#### SPECIFICATION

##### KITCHEN

- \* Fully fitted kitchen with quartz worktop including:
- \* Double oven
- \* Induction hob
- \* Extractor
- \* Fridge
- \* Freezer
- \* Dishwasher
- \* Washer/dryer





# Gaydon

Total Approx. Floor Area 93.8 Sq.M. (1010 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



#### HEATING

- \* Air Source Heat Pump
- \* Underfloor heating throughout
- \* Programmable ladder style radiators to bathroom and en-suite

#### GENERAL FITTINGS

- \* Oak front door & frame
- \* Oak internal doors
- \* Chrome ironmongery
- \* Traditional chimney to lounge area with wood burning stove
- \* Porcelanosa wall tiles to bathrooms
- \* Karndean flooring to kitchen area, dining area and lounge with carpeting to the hall and bedrooms
- \* Alarm system

#### EXTERNAL

- \* Landscaped gardens to front and rear
- \* Paths and patios in riven slabs
- \* Gravel and paved road and parking
- \* Large single garage
- \* External tap
- \* External socket
- \* Car charger point

NB SPECIFICATION CAN BE SUBJECT TO CHANGE

#### 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 water, electric and drainage connected to the property, heating is provided by Air Source Heat Pumps. 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 not yet be assessed.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** TBC.

**VIEWING:** By Prior Appointment with the selling agent Peter Clarke New Homes.



**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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