

Peter Clarke
New Homes

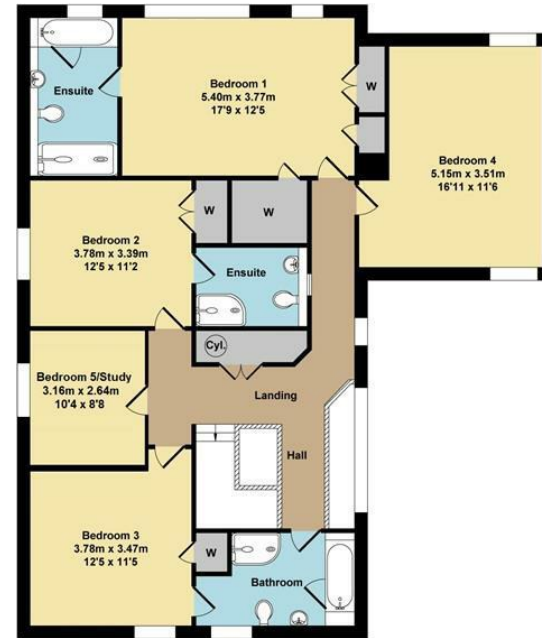
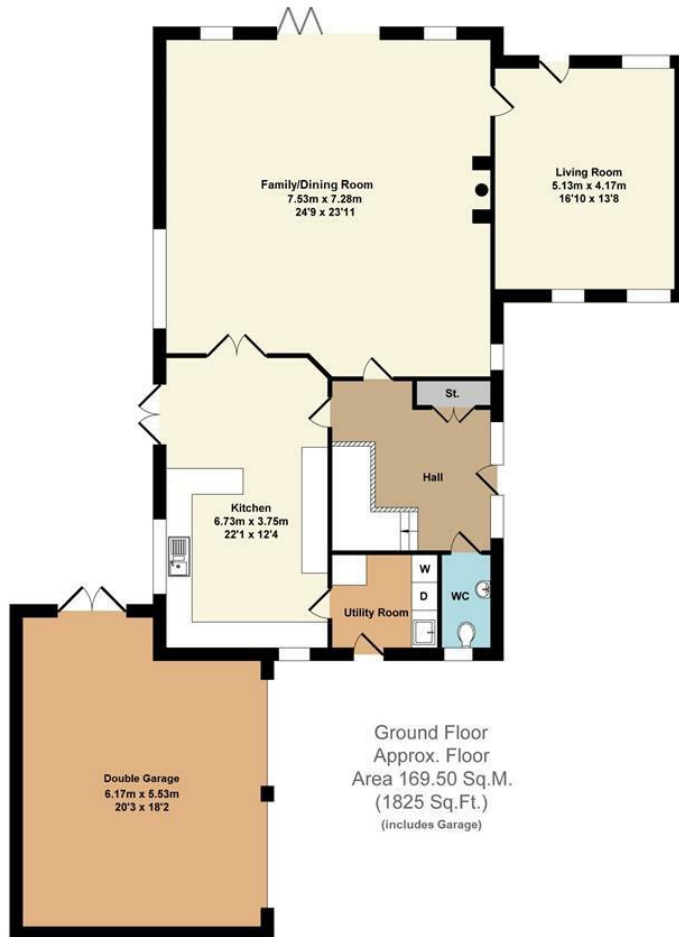


The Granary, Manor Farm Court, Kineton Road, Gaydon, Warwick, CV35 0HB

The Granary, Gaydon

Total Approx. Floor Area 297.70 Sq.M. (3205 Sq.Ft.) (includes Garage)

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.



- Underfloor Heating To Ground Floor
- Five Bedrooms
- Double Garage
- Air Source Heat Pump
- 10 Year Structural Buildzone Warranty
- Large, Private Rear Garden
- Log Burning Stove
- Off Road Parking For Four Cars
- **** STAMP DUTY PAID****
- Two Ensuites And Family Bathroom



£1,150,000

****STAMP DUTY PAID**** A fabulous, five bedroom executive family home, nestled within this small development of just 3 new build properties complete with all carpets and flooring. Easy access to M40, local schooling and amenities. Available now.

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

- Karndean flooring to kitchen, hall, utility and WC
- Masterclass kitchen range with shaker-style door profile, metallic handles and soft close hinges
- Quartz worktop with upstand to the kitchen including quartz splashback to the hob area
- Quartz worktop with upstand to utility
- 1.5 bowl undermounted sink with chrome mixer tap to the kitchen including fluted quartz drainer
- Undermounted sink to utility with chrome mixer tap
- Integrated Neff appliances including oven, combination microwave oven and touch operated induction hob
- Integrated fridge freezer and dishwasher

BATHROOMS

- Porcelanosa ceramic tiling to all walls with sanitaryware in bathroom, en suites and WC
- Porcelanosa ceramic tiling to floors
- Underfloor heating to Ensuite 1
- Porcelanosa sanitaryware and polished chrome fittings
- Toilets with concealed cistern and polished chrome flush plate to bathroom, en suites and WC
- Vanity cabinet mounted beneath the sink in the WC
- Shaver socket to the bathroom and all en suites
- Multi-rail chrome towel radiator to bathroom and en suites
- Bathroom with separate shower cubicle: Chrome shower with riser rail within shower cubicle, chrome bath/shower mixer and handset to bath
- Primary en suite: Chrome drench head shower, riser rail and separate control panel within shower cubicle
- Additional en suites: Chrome shower with riser rail within shower cubicle

FINISHES

- Low maintenance Halo flush-sash window system, combined with Origin Aluminium patio doors
- Feature Front doors in Aluminium or Hardwood
- Oak finish cottage-style internal doors with polished







chrome door furniture

- Bespoke staircase with glass balustrading, oak handrail, and feature bullnose.
- Oversized moulded skirting boards and architraves throughout
- Black nickel sockets and switches throughout where visible, white where not visible
- Black nickel USB sockets to the kitchen, living room, bedrooms, study, and utility (where applicable)

ENTERTAINMENT & CONNECTIVITY

- High and Low level TV point provided in suitable positions
- BT master socket with fibre optic cabling within media cupboard, secondary socket to the living room

WARRANTY & PEACE OF MIND

- Multipoint locking mechanisms to front, side and utility door (where applicable)
- 10-year structural warranty provided by Buildzone
- Two-year Homeowner Warranty provided by St Nicholas Developments Ltd

EXTERNAL

- External weatherproof double socket and tap to the rear garden
- Motion-activated external up and down lights finished in black to front and rear of the property, and both sides of garage doors
- Turfed garden areas with paved Porcelain patios and paved pathways.
- Dedicated Electric Vehicle (EV) charging point
- Automatic insulated 'up and over' garage door with remote operation (where applicable)

HEATING & LIGHTING

- Low energy LED downlights to the kitchen, dining/family area (where attached to kitchen), bathroom, en suites, utility (where applicable), WC, hallway, and landing
- Low energy LED pendant lights to separate dining room, living room, bedrooms, and study (where applicable)
- Internal LED light and white power sockets to the garage (where applicable)
- Underfloor heating to the ground floor
- Thermostatically controlled radiators to the first floor
- Heating and hot water courtesy of energy-efficient air source heat pump
- Log Burning Stove installed on honed quartz hearth
- Mitsubishi Ecodan Air Source Heat Pump and Pre-plumbed hot water cylinder
- Heatmiser Hub – for app controlled heating, hot water and power socket automation

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. 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.

AGENTS NOTE

CGI STAGED FURNITURE FOR INDICATIVE PURPOSES ONLY

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.





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

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