

Peter Clarke  
New Homes



Waterside Banbury Road, Gaydon, Warwick, CV35 0HG

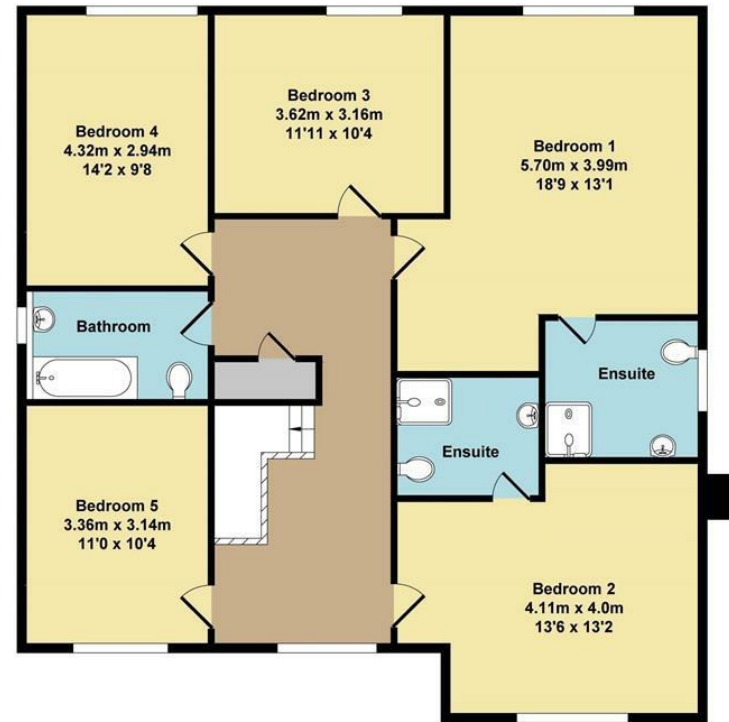


**Waterside, Banbury Road**  
**Total Approx. Floor Area 226.20 Sq.M. (2435 Sq.Ft.)**

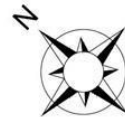
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



Ground Floor  
Approx. Floor Area  
113.50 Sq.M.  
(1222 Sq.Ft.)



First Floor  
Approx. Floor Area  
112.70 Sq.M.  
(1213 Sq.Ft.)



- Village Location
- Five Double Bedrooms
- Off Road Parking
- Larger Than Average Plot
- EV Charging Point
- Intercom Gated Access
- Air Source Heat Pump
- Underfloor Heating Throughout Downstairs
- Countryside Views
- Easy Access To M40



Guide Price £847,700

Executive, detached, five bedroom family home, set back behind electric gates and easy access to the village, M40, Jaguar Land Rover and Aston Martin. NO CHAIN.

#### GAYDON

Gaydon village is located close to Junction 12 of the M40 motorway and surrounded by the attractive Warwickshire countryside. Nearby Kineton offers primary and secondary schools, butchers, post office, doctors, pharmacy, restaurants, takeaways, opticians, florist and cafes. The mainline railway to London Marylebone from Banbury station (approximately 10 miles distant) takes approximately one hour. The larger towns of Leamington Spa, Banbury and Stratford-Upon-Avon are also within easy reach.

#### ENTRANCE HALL

Doors giving access to ground floor accommodation, stairs to first floor.

#### SITTING ROOM

Window to front and log burning stove.

#### GUEST WC

Low level WC, floating vanity sink and feature panelling.

#### KITCHEN, LIVING, DINING ROOM

Shaker style kitchen with integrated Siemens appliances including induction hob, extractor, electric fan oven, combination oven, fridge/freezer, dishwasher and bin. Bifold doors to the rear garden and additional window overlooking fields beyond.

#### UTILITY ROOM

Sink and drainer unit, space for washing machine and tumble dryer.

#### GARAGE

Up and over electric garage door, pedestrian door into the house.

#### BEDROOM ONE

Window to rear door to

#### ENSUITE

Window to side, oversized walk in shower cubicle with drench shower, low level WC, floating sink vanity drawer unit.

#### BEDROOM TWO

Window to front, door to

#### ENSUITE

Oversized walk in shower cubicle with drench shower, low level WC, floating sink vanity drawer unit.

#### BEDROOM THREE

Window to rear.

#### BEDROOM FOUR

Window to rear.

#### BEDROOM FIVE

Window to front.









#### FAMILY BATHROOM

Window to side, part tiled walls, bath with shower over and glass screen, low level WC, floating sink vanity drawer unit.

#### OUTSIDE

The property is accessed via electric double gates and gravel driveway. To the front of the property is lawn and a mature feature pond housing the local wildlife. Pedestrian side access leads to the rear garden with open aspect views to the countryside beyond. Outside lighting, power supply and tap.

#### GEN INFO

**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. Ofcom Broadband availability and mobile coverage O2, 3, EE and Vodaphone. 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:** C

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

**PLANNING APPLICATION NUMBER** 22/01915/FUL & 23/02780/VARY

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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