



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Furlong, Canada Lane  
Norton Lindsey, Warwick, CV35 8JH



## Property Description

Occupying an elevated position commanding truly breathtaking panoramic views to three sides, this architect designed, contemporary home offers a bespoke, high quality finish throughout. The cool, versatile layout provides a sense of light and space in all areas, and a more social approach to living. Features include under floor heating, bespoke glazing, branded appliances and an integrated alarm system.

Viewing is strongly recommended to fully appreciate the standard and scale of accommodation on offer, which in brief comprises: Inviting entrance hall with tiled flooring throughout, oak and glazed staircase to upper floor, Guest WC and double opening doors onward. The impressive open reception space is zoned into four areas, each serving their own dedicated purpose. The main seating area enjoys a bank of glazed windows and opening doors, vaulted ceiling, contemporary corner log burner and tiled flooring throughout. The second, more casual seating area also has a bank of glazing, framing the distant views and makes a great space to unwind and enjoy your favourite TV show or movie. The dining area can accommodate a generous family table and chairs and flows seamlessly into the kitchen, creating a welcoming space to entertain whilst preparing meals. The kitchen is beautifully appointed with a range of storage, complete with sleek handleless door fronts, thick Corian work surfaces over and a bank of fitted Siemens appliances to include an oven, separate steam oven, warming drawer, induction hob, fridge, freezer, dishwasher and wine cooler.





There is also a Zip hydro tap for instant filtered cold and boiling water. A useful separate utility / laundry room offers further storage, space for washing machine and tumble dryer and plant room housing the pressurised water system.

There is a generous ground floor double bedroom with fitted wardrobe and private en-suite shower room and to the first floor, a landing with study area and built in wardrobe provides access to three further bedrooms. The master boasts a feature vaulted ceiling and glazed atrium framing the magnificent views, built in wardrobe and a luxuriously appointed en-suite bathroom. The guest bedroom also enjoys built in wardrobes and an equally well appointed en-suite shower room.

Externally, the property sits extremely well within its plot, making the most of the breath-taking 270-degree views. There is a combination of decked and paved terracing which interlink the several sets of bifold doors, allowing the inside/outside living that is so commonly coveted. These terraces overlook an expanse of lawn enclosed by post and rail fencing. A substantial detached home office has its own dedicated phone line, light, power and heating and a generous paved and gravel driveway sits beyond an electrically operated gate, providing secure off road parking for several cars.



### LOCATION

Norton Lindsey is a fabulous semi-rural village with nearby Claverdon providing an excellent range of local amenities with shops for everyday needs, junior and infant school, doctors surgery, village hall and railway station.



## GENERAL INFORMATION



Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Heating & hot water serviced by an Air Source Heat Pump. No gas. Mains water, electric and drainage.

Local Authority: Warwick District Council. Council Tax Band E.

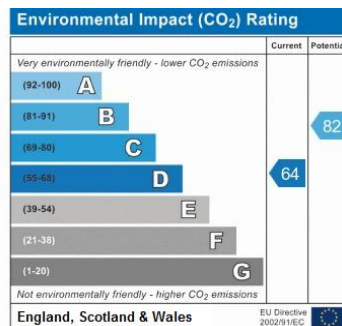
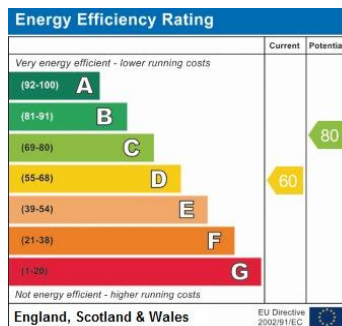
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