



The Rookery, Lower Quinton, CV37 8GH

Offers over £815,000





The Rookery is an exclusive development of only four dwellings. Built in 2019 this beautiful detached family home offers contemporary and luxurious living in abundance in the sought after village of Lower Quinton.

The property is situated in a high class setting in a secluded spot, built in attractive Warwick brick, and fronted by a generous private block paved driveway offering ample parking. This contemporary home ticks all the boxes in terms of space, quality and modern living.



Hallway - As is fitting for a home of this quality an impressive hallway welcomes you to the extensive ground floor living space.

Kitchen and Orangery - Leading off the hallway is the magnificent kitchen dining family space featuring modern light grey cabinetry, large central feature island, quartz worktops and high-end integrated appliances. This room has been tastefully extended by the current owners with the addition of an orangery, creating the perfect family/living/entertaining area which has really elevated this space. The large open windows and skylights flood the room with natural light and allow you to fully appreciate the magnificent gardens outside.

This incredible kitchen-family space features large sliding doors opening out onto the paved patio and private garden.

Utility - Through the kitchen is a generous utility with side access door.

Lounge - The impressive lounge, perfect for entertaining and relaxing, with feature length sliding doors again leading to the magnificent rear gardens.

The ground floor also offers a guest WC, spacious utility with side access door, a snug area with front aspect and a useful home office.

Principal bedroom - To the first floor, the principal bedroom suite with feature floor length windows and fitted wardrobes has an elegant en-suite complete with vanity unit, walk in shower and high-end fittings.

Bedroom 2 - Spacious double bedroom with rear aspect, fitted wardrobe and adjoining Jack and Jill en suite

Bedroom 3 - Spacious double bedroom with front aspect, fitted wardrobe and adjoining a Jack and Jill en suite

Bedroom 4 - A further large double bedroom with front aspect

Family bathroom - A luxury fully tiled family bathroom features a separate shower with sleek glass enclosure and

is styled with exquisite finishing touches.

Jack and Jill en suite - A deluxe Jack a Jill en suite that allows access from the second and third bedroom. This feature is a great way to create equality among family members. Can be locked from both doors when privacy is needed.

This attractive property further benefits from efficient energy sources including air source heating.

To the outside of the property the current owners took pride in their beautiful garden which is mainly laid to lawn having mature shrubs and planters to the borders and has the advantage of its own private woodland which the current owners designed themselves and adds such a unique blessing to this home.

Location - Lower Quinton is a village in the county of Warwickshire. It is located in the Stratford-Upon-Avon District and is part of the historic region known as the Cotswolds. Lower Quinton is a small, picturesque village with a rural character, and it is situated just over 6 miles approx drive from Stratford-Upon-Avon town centre.

In the village of Lower Quinton there is a great local primary school, bus service, local amenities and the nearest train station being approx 4.5 miles away which is Honeybourne railway station which is located in the village of Honeybourne, Worcestershire. It serves as a railway junction, connecting the Cotswold Line, which runs between Oxford and Hereford, with the North Cotswold Line, which runs between Worcester and Evesham. Honeybourne station is managed by West Midlands Trains.

#### **Porch**

**Hall** 5'10" x 12'9" (1.80m x 3.90m)

#### **WC**

**Kitchen / Dining Room** 12'7" x 22'6" (3.85m x 6.86m)

**Orangery** 11'11" x 18'4" (3.64m x 5.60m)

**Living Room** 19'6" x 15'10" (5.95m x 4.83m)

**Office** 8'8" x 12'6" (2.66m x 3.83m)

**Snug** 9'3" x 12'6" (2.84m x 3.83m )

**Utility** 5'10" x 9'2" (1.80m x 2.80m)

#### **Landing**

**Bedroom One** 18'0" x 15'3" (5.51m x 4.65m)

**En Suite** 5'8" x 8'6" (1.73m x 2.60m)

**Bedroom Two** 12'7" x 12'7" (3.84m x 3.84m)

**Bathroom** 7'2" x 12'7" (2.19m x 3.84m)

**Bedroom Three** 9'3" x 13'4" (2.83m x 4.08m)

**Bedroom Four** 9'3" x 13'4" (2.83m x 4.08m)

**Jack and Jill En-Suite** 11'8" x 5'2" (3.58m x 1.60m)

**Garage** 19'8" x 21'3" (6.00m x 6.50m)

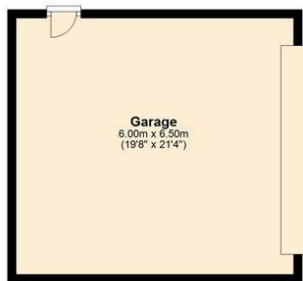
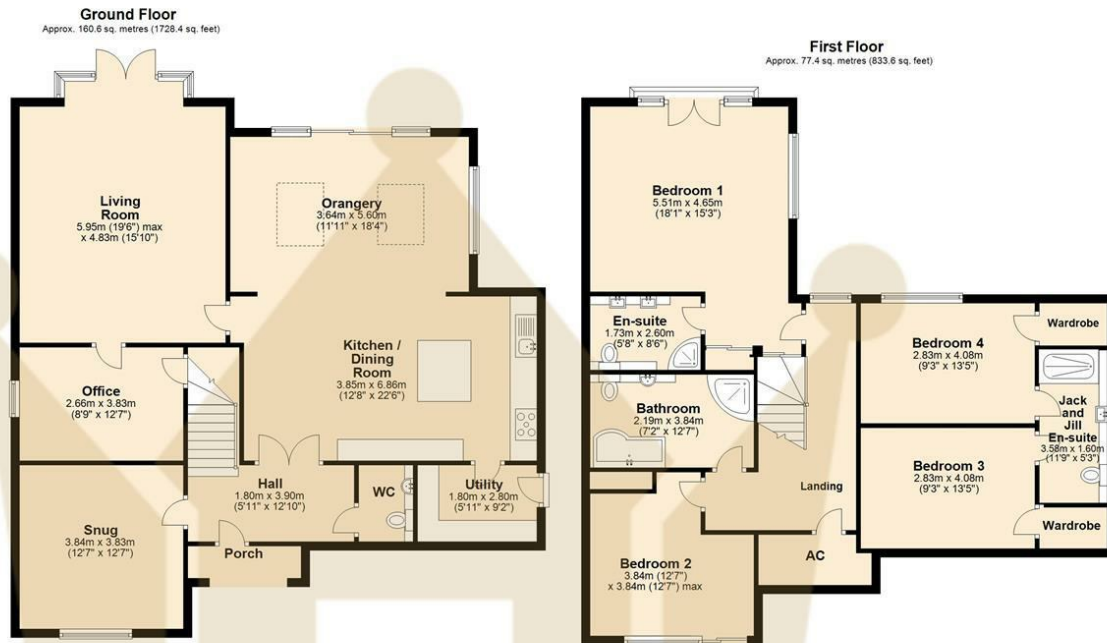




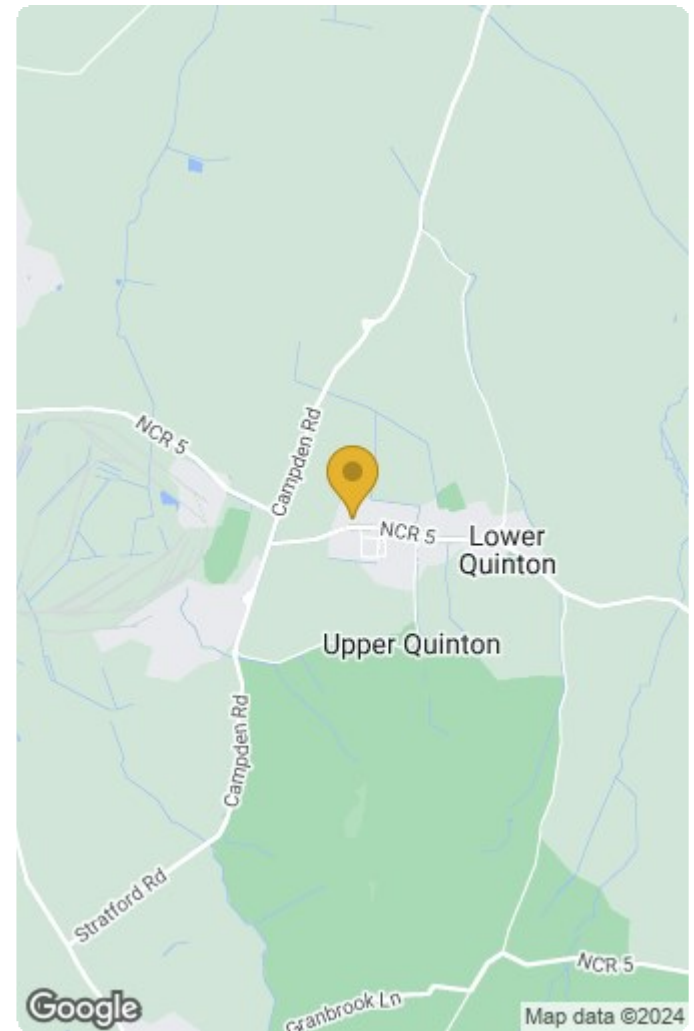








Total area: approx. 238.0 sq. metres (2562.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	