



Earlswood Common, Earlswood, B94 5SH

£895,000

**Hawkins & Patterson**  
ESTATE AGENTS



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110 High Street, Henley-in-Arden,  
Warwickshire, B95 5BS

## Earlswood Common, Earlswood, B94 5SH

This recently fully refurbished 4-bedroom bungalow is a rare find with its spacious layout and high-quality finish. The property boasts 3 bathrooms and a gated driveway suitable for numerous vehicles, alongside a large workshop/garage to the rear behind a long driveway with parking for numerous vehicle's. Inside, the bungalow offers a spacious kitchen family room fitted with Bosch appliances, a light-filled living room, a charming garden room with adjoining covered 8 person hot tub for ultimate relaxation. The total size of the property, including the workshop, is a generous 2500 square feet.

Situated in a desirable location, this home is surrounded by popular restaurants and pubs and a local shop, making it a convenient spot for daily errands and social outings. Easy access to the motorway network ensures that commuting is a breeze, while Earlswood Lakes & Craft Centre offers a tranquil retreat for nature lovers and those looking to unwind.

Inside, the property boasts four bedrooms and three bathrooms, providing ample space for a growing family or for hosting guests. Recently modernised, this property is move-in ready and waiting for you to make it your own.

Don't miss out on the opportunity to view this exceptional property – book your viewing today!





The property is set back from the road behind a stone chipped entrance driveway with post box and parcel delivery box, Remote electric gates open onto a generous driveway with parking for numerous vehicles, being fully tarmaced with brick set edging, well stocked shrubbery beds. There is external lighting, water tap and power points. Access is gained via the canopy porch with composite entrance door having frosted panels and side windows leading to;

#### WELCOMING ENTRANCE HALL

LTV mixed oak vinyl flooring, radiator and doors off to Bedroom 1,2 & 3, bathroom and kitchen/ family room.

#### SUPERB KITCHEN/ BREAKFAST/ FAMILY ROOM

Bi-fold doors to the private patio and hottub area, LTV mixed oak vinyl flooring, refitted, bespoke fitted kitchen with ample pan drawers, base and wall units, Quartz worktops incorporating a Bosch induction hob, sink with mixer tap and pull out spray head, Bosch appliances including integrated dishwasher, oven, combi oven/ microwave, full height fridge and separate full height freezer, wine fridge. LED downlights, two radiators, airing cupboard housing the boiler, door to utility room, Large walkin, shelved pantry cupboard and double part glazed doors to;



#### UTILITY ROOM

Plumbing & electrics for washing machine and tumble dryer, Belfast sink, LED downlights, door to the front driveway and rear courtyard.



## PRIVATE COURTYARD

Ideal area for pets with Artificial grass and polycarbonate roof covering.

## SPACIOUS LIVING ROOM

Double glazed french doors to the rear garden, wall lights, radiator and door to;

## BEDROOM FOUR/ OFFICE/ PLAYROOM

Double glazed window to side, radiator and door to;

## ENSUITE SHOWER ROOM

Newly fitted white suite, WC, wash basin and vanity unit, shower cubicle, thermostatic shower, ladder style heated towel rail, feature tiled walls, LED downlights, extractor fan, double glazed window to side.



## MASTER BEDROOM SUITE

Double glazed window to front,

## ENSUITE

Feature roll top bath with ball and claw feet, WC, wash basin and vanity unit beneath, separate shower cubicle, heated towel rail, double glazed window to side, extractor.

## DRESSING ROOM

Fitted hanging rails and shelving, double glazed window to front.

## BEDROOM TWO

Radiator, double glazed window to front.

## BEDROOM THREE

Double glazed window to rear and radiator.



## FAMILY BATHROOM

Feature freestanding bath with floor mounted mixer tap, Vileroy & Bosh wash basin and drawers beneath, WC, corner shower cubicle, tiled splashback, double glazed window to rear, heated towel rail, extractor fan and LED downlights.

## REAR GARDEN

Enjoying a private southerly facing aspect, mature shrubs and evergreens, gate to the rear driveway and doors to the garage & workshop.





## TWO GARAGES ( One large, one tandem).

A large tandem garage 8.1m x 5.2m and having a 10 ft high double door to the driveway ample power points and light, single garage to side with double doors.

## WORKSHOP

With fitted workbench, electric points and skylight window.

## GARDEN ROOM/ GYM/ CHANGING ROOM

Double glazed French doors to the patio to with Composite decking, fitted blinds, electric heater, LED downlights , double glazed window to side and door to the Hot tub area.

## COVERED HOT TUB AREA

A completely private area having an 8 person hot tub with integrated speakers and bluetooth control system along with colour changing lights.

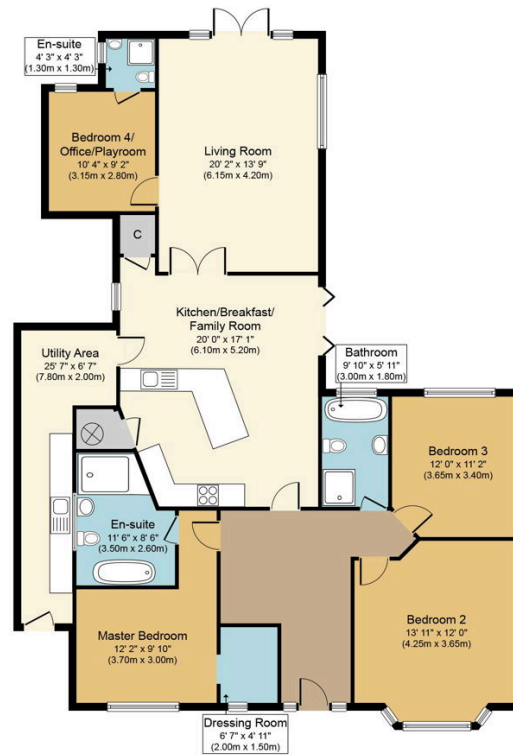


## PRIVATE PATIO AREA

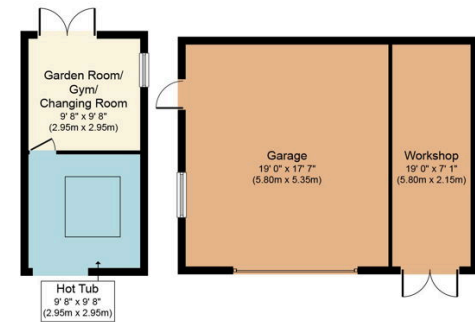
Composite decking, external lighting, gate to side passage with gates to the front driveway and side driveway.

Council Tax Band E. Stratford-Upon-Avon District Council.





**Approximate Floor Area**  
**1,758 sq. ft.**  
**(163.3 sq. m.)**



**Outbuilding**  
**Approximate Floor Area**  
**666 sq. ft.**  
**(61.9 sq. m.)**

**Approx. Gross Internal Floor Area 2,424 sq. ft. (225.2 sq. m.)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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