



WATERSIDE, BANBURY ROAD, GAYDON, WARWICKSHIRE, CV35 0HG

OFFERS OVER £895,000



POWIS  
DEVELOPMENTS



Situated 3 miles from Kineton, 10 miles from Banbury, Warwick and Leamington Spa, 12 miles from Stratford Upon Avon and 1/2 mile from Junction 12 of the M40

**ONE OF A PAIR OF BRAND NEW DETACHED FIVE BEDROOM HOUSE ADJOINING OPEN COUNTRYSIDE, FINISHED TO AN SUPERB LEVEL AND STANDING IN APPROXIMATELY 0.25 ACRE OF GARDENS**

- Village Location
- Underfloor heating throughout downstairs
- Entrance Hall
- Reception Hall
- Guest WC
- Sitting Room
- Kitchen, family, breakfast room with bi-fold doors to the rear
- Utility Room
- Principal Bedroom Ensuite
- Guest Bedroom Ensuite
- Three further double Bedrooms
- Family Bathroom
- Integral Garage
- EV Charging point
- Energy Efficient Air Source heating
- Integrated Siemens Kitchen appliances
- Intercom gated access
- Large loft space
- NO CHAIN



**VIEWING STRICTLY BY APPOINTMENT**  
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**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.

**Waterside** forms one of two similar detached new build homes by a local bespoke developer, Powis Developments. The property is designed and finished to an exceptional standard, with attention to both modern day living styles and the desirable position backing onto open fields.

Located within walking distance of the village facilities, the property enjoys gardens and grounds of approximately 0.25 acre and adjoins a ridge and furrow field overlooking the gently undulating Warwickshire countryside.

The property is fitted with contemporary fixtures and fittings throughout, including a bespoke Lochanna Kitchen finished in a Shaker style with painted doors under quartz worktops. Integrated Siemens appliances include induction hob with extractor hood over, Electric Fan Oven, Combination Oven, Fridge, Freezer and Dishwasher. A matching central island offers additional storage and two-sided breakfast bar.

Bathrooms are finished with Roca sanitaryware, Hansgrohe fixtures, tiled floors and dual fuel towel radiators. Energy efficient air source heating is supplied via 12kw Samsung external air source heat pump with under floor heating to the ground floor and radiators to the first floor, plus a 5Kw closed log burner to the Sitting Room. Hot water is supplied by 300l pressurised Kodiak Water tank.



## GROUND FLOOR

**ENTRANCE HALL:** With feature Oak staircase, understairs storage cupboard, tiled floor. Connecting door to garage.

**GUEST WC:** vanity wash hand basin, WC, feature panelling

**SITTING ROOM:** walk in bay window to front, feature fireplace with log burning stove.

**KITCHEN DINING LIVING ROOM:** Bright spacious room the full width of the property, with tiled floor and bi-fold doors opening to the rear garden and views over the adjoining countryside. Bespoke Lochanna kitchen, central island with breakfast bar to two sides. Stainless Steel Franki sink with Quooker Tap.

**UTILITY ROOM:** worktop with inset sink, space and plumbing for washing machine and tumble dryer, door to the side of the property.

## FIRST FLOOR

**GALLERIED LANDING:** window to front and linen cupboard. Access to large loft space.

**BEDROOM ONE:** Window to rear, dressing area ready for wardrobes.

**ENSUITE SHOWER ROOM:** With low profile shower tray, glazed screen, WC and wash hand basin. Towel radiator, tiled floor, window to side, extractor fan.

**BEDROOM TWO:** Window to front.

**ENSUITE SHOWER ROOM:** low profile shower tray, glazed screen, WC and wash hand basin. Towel radiator, tiled floor, extractor fan.

**BEDROOM THREE:** Window to rear.

**BEDROOM FOUR:** Window to rear.

**BEDROOM FIVE:** window to front.

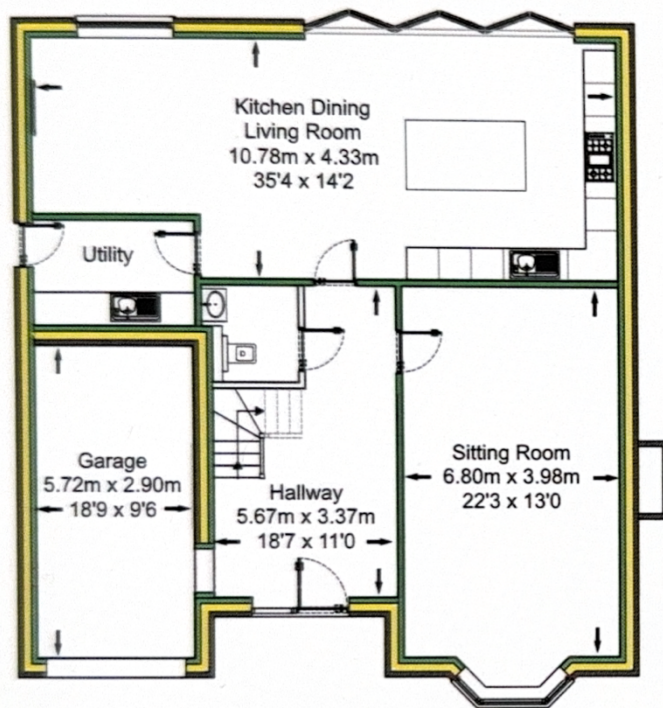
**FAMILY BATHROOM:** Window to side, panelled bath with shower over, WC, wash hand basin, tiled floor, towel radiator, extractor fan.

## OUTSIDE

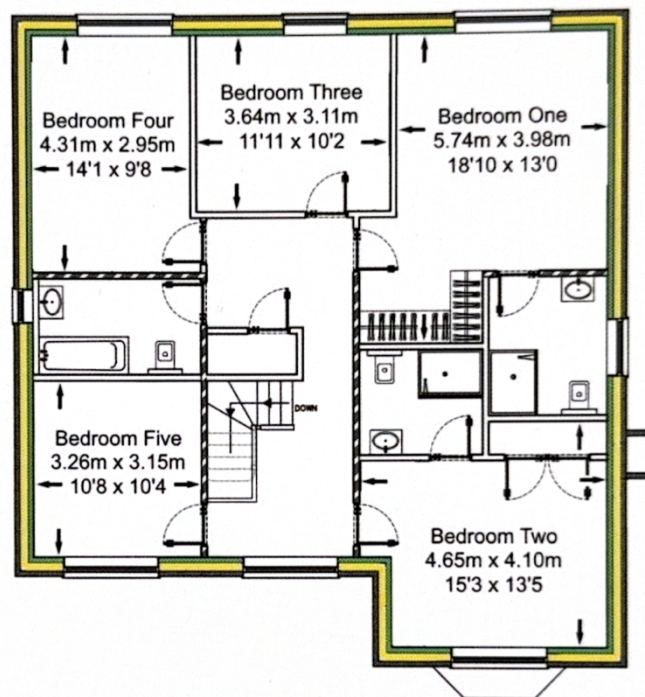
To the front of the property a shared access and intercom electric gates leads to private parking and landscaped front garden with feature pond. Outside lighting, EV charging point and access to: **INTEGRAL GARAGE:** With electric up and over garage door. Electric light and power supply. Access to the side of the property leads to an enclosed Rear garden, laid to lawn with paved terrace adjoining the rear of the property. Outlook onto the adjoining field. Outside, lighting, power supply and water supply.







GROUND FLOOR



FIRST FLOOR



Total Gross Internal Area = 242.48sq m / 2610 sqft

Illustration for identification puposes only, measurements are approximate, not to scale

## GENERAL INFORMATION

### Tenure

Freehold with Vacant Possession.

### Services

Mains water, drainage and electricity are connected.  
Electric Air Source Heat pump central heating.  
Ofcom Broadband availability: expected: Superfast.  
Ofcom Mobile coverage: O2, 3, EE, Vodaphone.

### Current Energy Performance Certificate Rating: B

### Council Tax

Payable to Stratford District Council- To be assessed

### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

### Material information

No known property issues including: location, planned works on property, complex issues, rights or restrictions, risk of flood, planning permissions, property adaptations, neighbour issues, significant events. NB The property has a shared access with the neighbouring property and joint responsibility for the maintenance and upkeep of access road.

### New Build Warranty

The property will include a 10 year new build warranty.

### Directions CV35 0HG

From the village centre proceed along Church Street in a North-East direction and at the junction with Banbury Road turn Right, where the property will be found a short distance on the Left-hand side.

What3Words:

///defers.submerge.bright



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