

Peter Clarke



High Gables, Kineton Road, Gaydon, Warwick, CV35 0HB

Approximate Floor Area = 222.9 sq m / 2399 sq ft
 Outbuildings = 46.6 sq m / 501 sq ft
 Total = 269.5 sq m / 2900 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101502

- FOR SALE WITH NO ONWARD CHAIN
- Spacious and versatile accommodation
- Four double bedrooms - two of which have en-suite shower rooms and walk-in wardrobes
- Four reception rooms including large Conservatory
- Open Plan Kitchen/Dining Room
- Detached Garage with Studio above
- Generous rear garden with pergola for entertaining and relaxing
- Ample driveway parking for many vehicles
- Easy access to M40, Jaguar Land Rover and Aston Martin
- Village location with strong community feel



Price Guide £850,000

A handsome and individual four bedroom home with detached double garage and studio above.

This imposing, four-bedroom detached home is situated in the sought-after village of Gaydon, offering versatile accommodation together with a perfect blend of modern comfort and village charm. Set on a generous plot, there is ample outdoor space for relaxation, entertaining, and future potential. The larger than average shingle driveway offers plenty of parking for many vehicles all set back from the road behind electric gates.

The accommodation comprises in brief: Entrance Hall, Snug, Sitting Room, Guest Cloakroom, Conservatory, Open Plan Kitchen/Dining Room, Utility Room, Study, four double Bedrooms, Family Bathroom, two en-suite Shower Rooms, two walk-in wardrobes and a detached Double Garage with Studio above.

Gaydon is a picturesque village with easy access to Jaguar Land Rover and Aston Martin, excellent transport links to Leamington Spa, Banbury, and the M40, making it ideal for commuters. The area boasts scenic walks, local amenities, and a strong community feel.

Approached through electric double gates into the large shingle parking area. The covered porch and contemporary front door gives access to:

ENTRANCE HALL

A large hallway with laminate flooring and doors off to:

SNUG

A good sized room currently used as a playroom by the owners. Triple doors fold back and lead to the:

SITTING ROOM

Having a contemporary feature fireplace with gas fire, a square double glazed bay window with window seat overlooking the rear garden and a door to the Conservatory

GUEST CLOAKROOM

With low level WC, wash hand basin and centrally heated towel rail.

UNDERSTAIRS CUPBOARD

STUDY

Having a built-in desk and range of cupboards with drawer units and eyelevel cupboards, double glazed square bay window to the front.

OPEN PLAN KITCHEN/DINING ROOM

A good sized light and bright room having a range of wood effect base and eye level cupboards and an island unit with drawers beneath. There is a Bosch integrated dishwasher, integrated fridge, one and a half bowl sink unit, AEG induction hob with Neff extractor unit above. Built-in microwave and AEG oven, pantry cupboard.

DINING AREA

with built-in bespoke dresser style unit with two wine racks, eye level cupboards above and attached table.

UTILITY ROOM

A useful room with space for American fridge/freezer, washing machine, tumble dryer, Worcester oil central heating boiler.

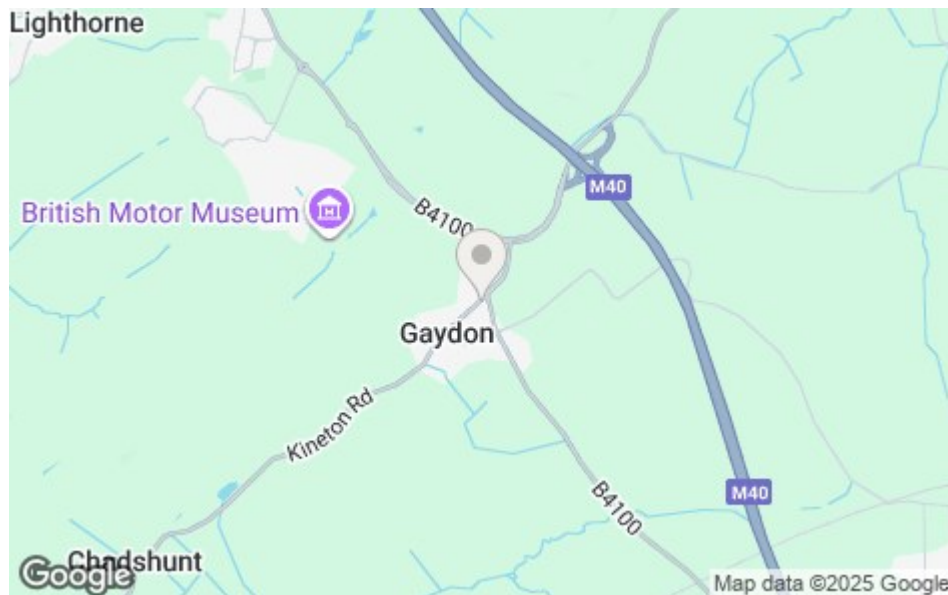
CONSERVATORY

Double glazed doors lead from the Dining Area into the Conservatory with tiled floor, ceiling fan, blinds, door to side and double doors to the rear garden.

From the Hallway, stairs rise to the Galleried landing







ON THE FIRST FLOOR

On the galleried landing is a double linen cupboard housing the hot water tank and shelving.

MAIN BEDROOM

A generous sized room with feature slatted wooden panelling on one wall, walk-in wardrobe with shelving and hanging space, square bay window complete with blinds which overlooks the rear garden and views towards Edge Hill.

EN SUITE SHOWER ROOM

With double walk-in shower, wall hung WC, oblong wash hand basin in vanity unit, tiled floor, recessed mirrored cabinet, dual fuel towel rail and window to rear.

DOUBLE BEDROOM

Overlooking the rear garden with a square bay window and fitted blinds and walk-in wardrobe.

EN SUITE SHOWER ROOM

With corner shower, low level WC and wash hand basin

DOUBLE BEDROOM

Having a square bay window to front with fitted blinds.

DOUBLE BEDROOM

Having a square bay window with fitted blinds overlooking the front.

FAMILY BATHROOM

Having a three piece bathroom suite consisting square L-shaped bath with shower over, contemporary oblong sink in vanity unit with drawers beneath, dual fuel towel rail, back to wall WC and window to rear.

OUTSIDE

REAR GARDEN

A generous sized garden with paved patio area, lawned area and lovely entertaining space with pergola over, all flanked by mature hedging. There is a paved path with slate chippings which leads to the Oil Tank and then on to the

DETACHED DOUBLE GARAGE

with electric up and over double door, work bench, power and light and side door which gives access to a pathway with storage shed and oil tank. Stairs lead up to:

STUDIO ABOVE GARAGE

having a work top with cupboard beneath and two Velux windows.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil Central Heating is installed

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 lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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