



GAYDON

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SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT

2 ASH CLOSE GAYDON WARWICKSHIRE CV35 0NX

Situated 3 miles from Kineton, 10 miles from Banbury, Warwick and Leamington Spa, 12 miles from Stratford-upon-Avon and ½ mile from Junction 12 of the M40

**A BEAUTIFULLY PRESENTED
DETACHED FIVE BEDROOM SPITFIRE
HOME, FORMING PART OF A SMALL
SELECT DEVELOPMENT**

- Reception Hall
- Study
- Sitting Room
- Kitchen/Dining/Living Room
- Utility Room
- Guest Cloakroom
- Five Bedrooms
- Family Bathroom
- Three Ensuite Shower Rooms
- South-West facing Garden
- Integral Double Garage & Parking
- EPC Rating C

VIEWING STRICTLY BY APPOINTMENT
01926 640 498
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Gaydon village is located close to Junction 12 of the M40 motorway and surrounded by the attractive Warwickshire countryside. Local facilities within Gaydon include: village church, public house, petrol station and village stores.

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 offer a wide range of supermarkets, shopping, restaurants, theatres, cinemas bars and leisure facilities.

2 Ash Close is understood to have been constructed by Spitfire Homes in 2017 comprises a substantial, modern detached house finished with an attractive stone front, under tiled roof with decorative lead features. Finished to an exceptional standard with double glazing and air source heating throughout, the property offers as a superb balance of living and bedroom accommodation which includes four bathrooms, each of which enjoys additional electric underfloor heating. The current owners from new, have enhanced the property with landscaping of the south-west facing rear garden and retaining the high levels of presentation typical with a Spitfire home.

GROUND FLOOR

Reception Hall with window to front, under stairs storage space, engineered wood floor and staircase to first floor. **Study** outlook to front. **Sitting Room** outlook with glazed double doors to rear garden, fireplace with slate hearth and log burning stove. Inner Hall with obscured glazed window. **Guest WC** with wash hand basin, WC with concealed cistern, tiled floor, towel radiator and extractor fan. **Kitchen/Dining/Living Room** a bright, spacious L-shaped room with bi-fold doors opening to rear garden and window to side. Tiled floor throughout and fitted with white gloss kitchen units under quartz worktops, including 1½ bowl stainless steel sink with mixer tap. Inset electric hob with extractor hood over. Integrated dishwasher, fridge freezer,

oven and combination microwave oven. **Utility Room** single worktop to one wall with stainless steel single bowl single drainer sink with mixer tap. Cupboards and space with plumbing for washing machine under, tiled floor and door garden.

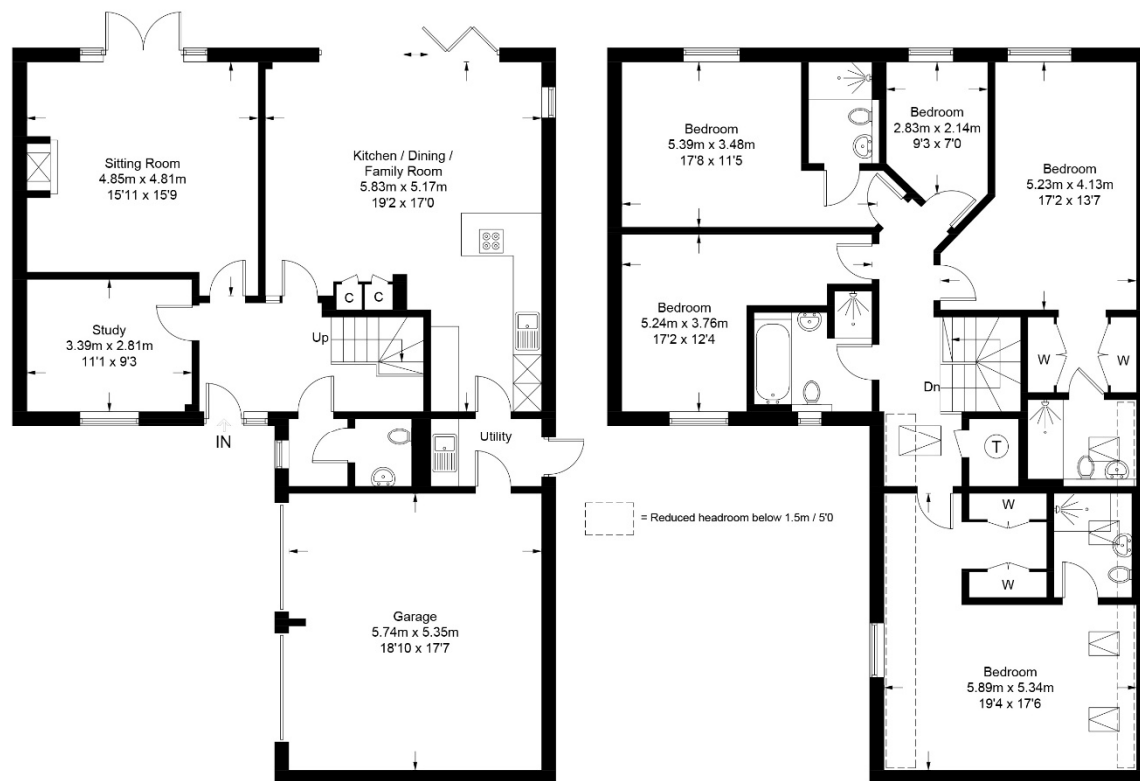
FIRST FLOOR

Landing with Velux window to roof, access to loft space and airing cupboard with pressure hot water cylinder. **Bedroom One** double aspect and dressing area with twin double wardrobes. **Ensuite Shower Room** enclosed glazed shower cubicle, wash hand basin and WC with concealed system, Velux window to roof, tiled walls, tiled floor, towel radiator and extractor fan. **Bedroom Two** outlook to rear and dressing area with twin double wardrobe cupboards. **Ensuite Shower Room** shower cubicle with glazed sliding door, wash hand basin, WC with concealed system, Velux window, tiled walls, towel radiator and extractor fan. **Bedroom Three** outlook to the rear. **Ensuite Shower Room** shower cubicle with glazed sliding door, wash hand basin, WC with concealed system, towel radiator, part-tiled walls and extractor fan. **Bedroom Four** outlook to the front of the property. **Bedroom Five** outlook to the rear of the property. **Family Bathroom** panelled bath with mixer tap and shower attachment, WC with concealed system, wash hand basin, enclosed shower cubicle with glazed door. Part-tiled walls, obscured glazed window, extractor fan and towel radiator.

OUTSIDE

To the front of the property, a block paved driveway leads to front door and parking area for several vehicles. Integrated **Double Garage** with twin electric up-and-over doors, light and power supply with connecting door to Utility Room. Paved pathway from the parking leads to outside storage area and pedestrian gate, opening to rear garden. Outside water supply and lighting. A paved terrace runs the full width of the property with a railing and steps down to lower level which is laid to lawn with ornamental flowerbeds, fruit trees and mature plants. Paved pathway continues to the opposite side of the house with pedestrian gate returning to driveway.





Ground Floor (Including Garage)
122.4 sq m / 1317 sq ft

First Floor = 121.3 sq m / 1306 sq ft

Approximate Gross Internal Area = 243.7 sq m / 2623 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1242202)

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession. NB- Ash Close management company applies.

Services

Mains water, drainage and electricity are connected.
Ofcom Broadband availability: *Superfast*.
Ofcom outdoor Mobile coverage good: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band G

Energy Performance Certificate

Current: 78 Potential: 85 Band: C

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, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, vendor overseas, significant events.

Directions

CV35 0EX

From the village centre and the village church, proceed to the Eastern end of Church Road and turn left onto B4100 where Ash Close will be found immediately on the left-hand side.

What3Words:

///relies.hers.globe

CS-2310/23.09.2025

2 Banbury Street
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