




SHORTLAND
HORNE

Trusted
Property Experts


SHORTLAND
HORNE

Cotswold Drive
Finham CV3 6EZ

Cotswold Drive

CV3 6EZ

This immaculately presented four bedroom detached family home is located on one of Finham's prime roads, Cotswold Drive. The property has been vastly refurbished, re-modelled and extended to a very high spec providing a lovely modern and spacious family home. It is within walking distance of local shops, amenities and is located within the Finham Park School catchment area which is currently rated outstanding by Ofsted.

To the front of the property is a block paved driveway providing ample room for off road parking. There is also direct access to the garage with an up and over door and a car port leading to the main entrance.

An Endurance composite door leads you to the welcoming entrance hall which is centrally positioned with luxury vinyl and carpet throughout. There is a WC directly to your left and doors which seamlessly connect the three main living spaces. To the left, the spacious main lounge features a gas fire and sliding doors leading out to the garden. To the right, a cosy secondary reception room has carpet flooring and window which overlooks the front driveway.

Directly ahead and given entirely over to a magnificent, extended open-plan kitchen/dining area, The room has been designed to a high standard and incorporates premium integrated appliances, space for an American fridge/freezer and feature island with ample storage finished with a granite worktop. This impressive open plan room is the real heart of the home; being over 6 metres across the rear of the property and benefitting from high vaulted ceilings and Velux windows, French doors effortlessly open into the rear garden. To the side of this room is a utility room providing space for a washing machine & a tumble dryer.

The garden is a delight, it has been designed to be easily maintained and provides an integral part of the property making it perfect for summer entertaining on a grand scale, additionally the gardens also includes a patio area for outdoor seating.

On the first floor the property benefits from having a luxury family bathroom and four spacious double bedrooms two at each end of the landing.

This property has been impressively interior designed to a very high standard and early viewing is strongly recommended.



selling quality
property since 1995









Dimensions

GROUND FLOOR

Hallway

Lounge

6.07m x 3.94m

Kitchen/Dining Room

6.68m x 6.07m

Utility

Family Room/Study

3.73m x 3.15m

W/C

FIRST FLOOR

Bedroom One

3.94m x 3.48m

Bedroom Two

3.20m x 2.92m

Bedroom Three

2.87m x 2.57m

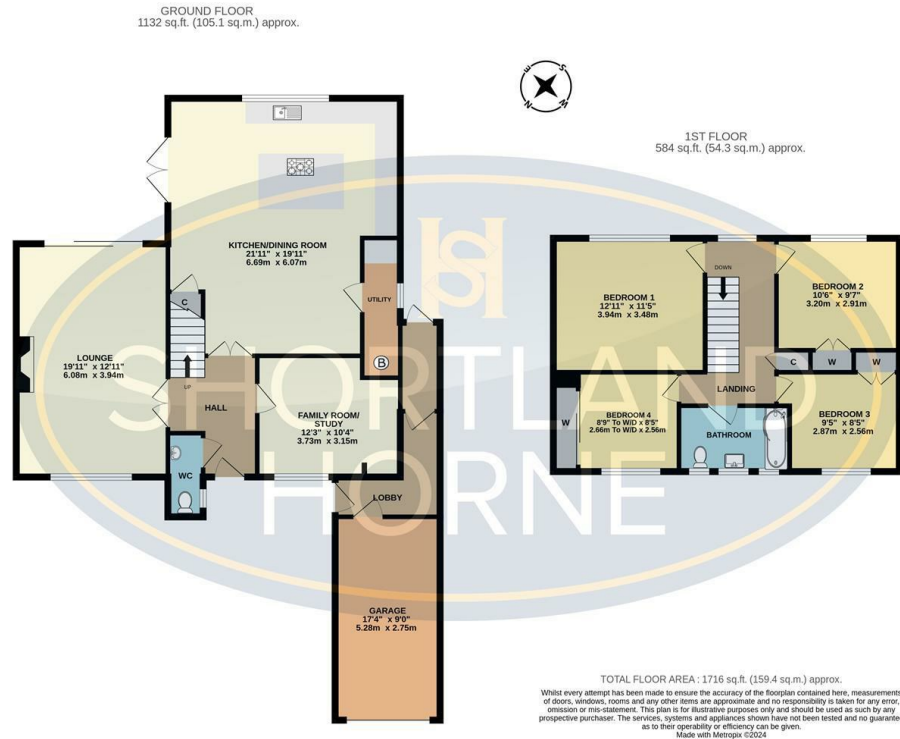
Bedroom Four

2.67m x 2.57m

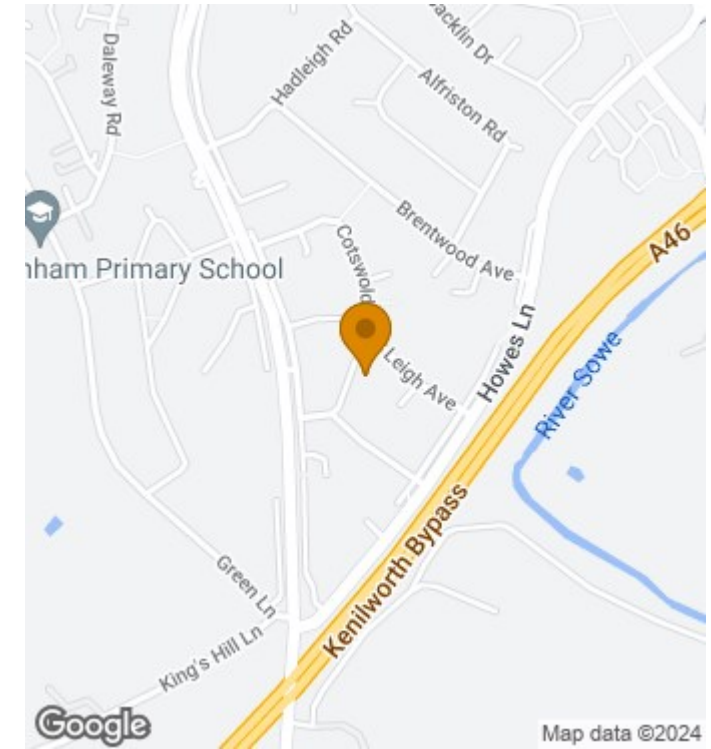
Bathroom



Floor Plan



Location Map



Total area: 1716.00 sq ft

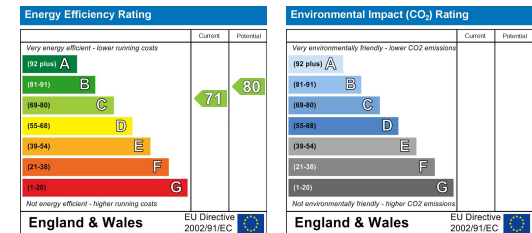
Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

EPC



Trusted Property Experts

02476 222 123

sales@shortland-horne.co.uk

@ShortlandHorne

shortland-horne.co.uk

Shortland-Horne