



Richmond House Upper Farm Meadow Kineton Road, Gaydon
Warwick

£1,000,000





Richmond House Upper Farm Meadow Kineton Road

Gaydon, Warwick

This beautifully presented property in the heart of Gaydon is a family dream home. With an enviable location and spacious, well-proportioned living spaces, it offers the perfect blend of modern comfort and timeless elegance.

Council Tax band: G

Tenure: Freehold

- Upgraded Detached Property with Timeless Elegance
- Beautiful village location
- Private road
- Cul-de-sac
- Large driveway with parking for several cars
- Family Bathroom, ensuite Shower Room & Separate ground floor W.C
- Very large modern garage
- 4 reception rooms
- 4/5 bedrooms
- ****Viewing is essential to truly appreciate this beautiful property****



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Property in Ideal Location with Exceptional Accommodation

Nestled in the sought-after village of GAYDON, this property enjoys a prime location with easy access to the M40, Land Rover, Aston Martin, and the charming towns of Leamington Spa, Warwick, Banbury, and Stratford upon Avon.

Accommodation

Richmond House is part of an exclusive development situated on a private road. This spacious family home boasts an impressive orangery extension, conveniently adjoining the breakfast/kitchen. The master suite offers a main bedroom, an additional dressing room/study/nursery (or fifth bedroom), and an ensuite bathroom. Bedroom Two also features an ensuite.



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This beautiful timber adorned house is approached via a block-paved extensive driveway with exterior lighting and CCTV. As you enter the property by the composite fitted door with opaque glass panelling, you'll find a roomy and welcoming entrance hallway with exposed ceiling timbers, stone tiled flooring, and a cloaks cupboard. The ground floor also includes a convenient cloakroom.

The primary spacious tri-aspect drawing room with a luxurious carpet beneath features a delightful fireplace, exposed timbers, and French doors to the garden. A separate dining room with timber-framed windows to the front and side offers a welcoming space for entertaining.



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A separate supplementary intimate reception room lies opposite with luxurious carpet with side and front aspect windows. Next to which lies a storage room with bespoke cabinetry fitted unit. The ground floor w/c with wash basin, is located next to the stairs.

The stone flooring flows continuously into the breakfast/kitchen, which is well-appointed, with contrasting light and dark grey bespoke fitted cabinetry cupboards and units with a wine bottle unit, granite work surfaces, and modern appliances including a Siemens coffee machine, Neff microwave and a 'Britannia' 6 burner cooker. The kitchen leads to the superb stone floored orangery/conservatory, providing an excellent space for relaxation with windows all round to illuminate the space in addition to French doors to the side and rear of the garden with external water tap.



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The secondary kitchen/utility room offers an additional culinary area to handle the larger get togethers! With twin sink basins set in contrasting black granite worktops, leading through to the expansive double height garage, having an electrically operated garage gate to the front and patio doors to the garden.

Behind the utility room lies the final reception room with plumbing, twin windows and door to side elevation, which is currently utilised as a beauty salon.

The first floor offers a galleried landing with access to all bedrooms. Bedroom Two and Bedroom Three have built-in wardrobes and ensuite facilities.

The family bathroom is tastefully designed with modern fittings being fully floor and wall tiled with a chrome towel rail, full sized bathtub with multipurpose shower including a rainfall adaptation.



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The master suite comprises a spacious bedroom with a window to the front, an ensuite bathroom, and an adjoining dressing room/study/nursery (or occasional bedroom). The master ensuite shower room has low level w/c and wash basin in a bespoke cabinetry vanity unit.

Outside:

The property is approached via a brick block-paved driveway, providing ample off-road parking and leading to the double garage. The front garden is beautifully landscaped with lawns and well-stocked borders.

The rear garden is a tranquil haven, featuring a patio terrace, lawns, and mature planting. An elevated patio in the corner adds to the charm of this outdoor space.



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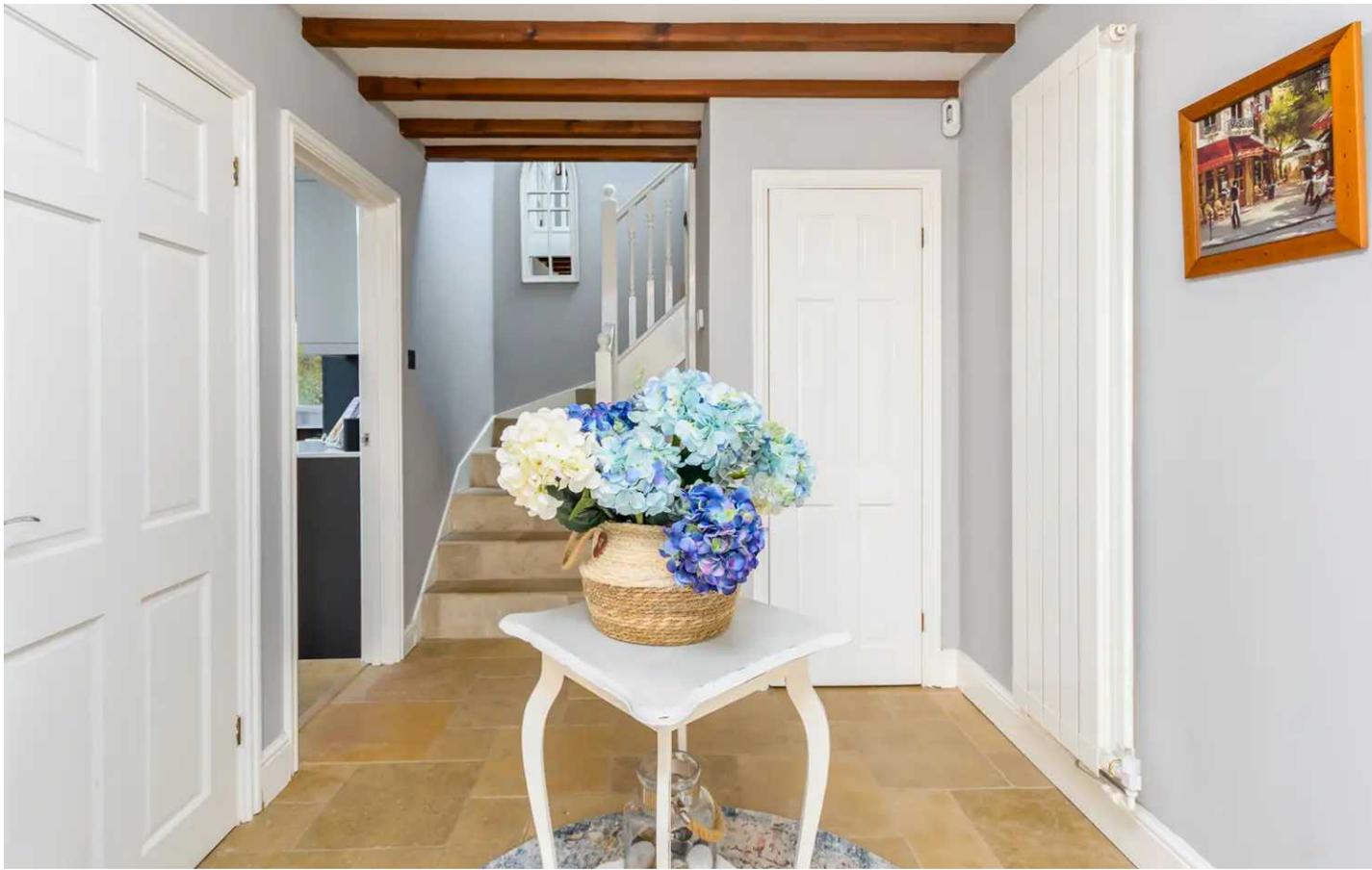
General Information:

- Double garage with additional access from inside the house
- Oil heating
- Beautifully landscaped gardens
- Close to local amenities and transport links

For more information or to arrange a viewing, please contact us.

Directions:

When approaching Gaydon via the B4100, turn right onto Kineton Road at the traffic island. Follow the road and take the right turn into the driveway signposted for Upper Farm Meadow. The property is the second one on the right.



Kitchen/breakfast room

Secondary kitchen/Utility room

Master bedroom suite







GROSS INTERNAL AREA
FLOOR 1: 129 m², FLOOR 2: 89 m²
EXCLUDED AREAS: GARAGE: 27 m², FIREPLACE: 0 m², STORAGE: 3 m²
TOTAL: 218 m²

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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