





Constructed in circa 2017 by Messrs Spitfire Homes, this fabulous, five-bedroom detached property still retains the feel of a brand-new home due to the care and attention given by the present owners. The Paddock is situated in a well-regarded small development of similar executive-style dwellings, within a short walk of Gaydon Village and its local amenities. The property, spanning approximately 2,558 sq ft, is equipped with high-specification fixtures and fittings, including high quality integrated kitchen appliances, natural wood veneer internal doors, an oak staircase, a bespoke kitchen featuring quartz work surfaces, Villeroy & Boch sanitaryware, Porcelanosa tiling, and benefits from energy-efficient air source heat pump, to name just a few. The open-plan bespoke kitchen, dining, and family room features a large expanse of glass that allows plenty of natural light to flood this well-proportioned space, providing access to a spacious

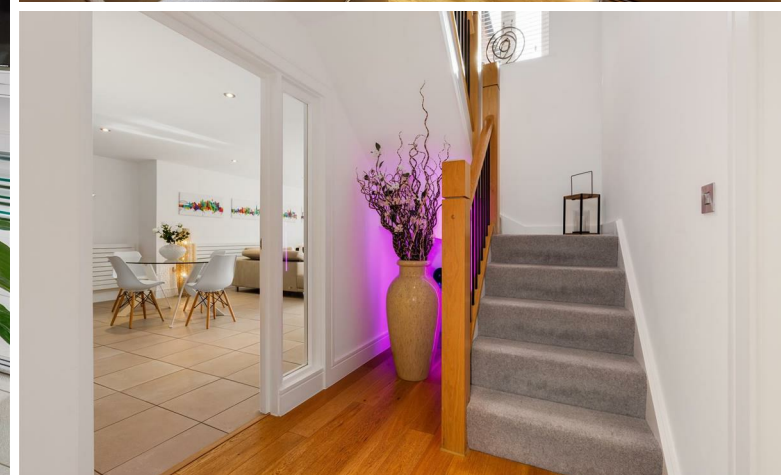
terraced seating area at the rear of the property through bi-folding doors. Energy rating B.

Location

Gaydon village is situated near Junction 12 of the M40 motorway and is surrounded by the picturesque Warwickshire countryside. Local amenities in Gaydon include a village church, a public house, a petrol station, and a village store. For a broader selection of shops and entertainment the nearby towns of Stratford-upon-Avon, Banbury, Warwick, and Leamington Spa are easily accessible by the motorway network and local A roads.

Approach

Features a canopy porch with a hardwood cottage-style front door leading into:



Welcoming Reception Hall

Coir mat inset, oak-finished floor, radiator, and a wall-mounted digital thermostat control panel with downlighters. A staircase rises to the first-floor landing, and there is a built-in cloak/storage cupboard. Natural wood internal doors lead to:

Cloakroom

Villeroy and Boch white suite with polished chrome fittings comprising WC with a concealed cistern, wash hand basin, chrome heated towel rail, full wall mirror, complementary tiled splashbacks and floor, extractor fan, double-glazed window, and downlighters with sensor lighting.

Home Office

11'5" x 6'6" (3.50m x 1.99m)

The fitted range of Hammond drawer and shelved storage



cupboards includes worktop space and knee hole space. It features a matching oak finish floor, a radiator, and a double glazed window at the front aspect.

Sitting Room

14'9" x 13'8" (4.52m x 4.18m)

Matching oak-finished floor, two radiators, downlighters and a projecting chimney breast featuring an "imagin" bioethanol fire with a beam over, downlighters. Double-glazed French doors with double-glazed windows on either side provide access to the rear garden.

Stunning Open-Plan Breakfast Kitchen/Dining/Living

36'6" x 15'7" max (11.13m x 4.75m max)

This impressive room has a matching Porcelanosa tiled floor throughout, four radiators, and downlighters. A wide double-glazed window to the rear aspect and bi-fold doors provide access to the flush patio area. There is also a door leading to the utility room.

Kitchen Area

Individually designed with gloss fronted handleless base and eye-level units, Quartz worktops and breakfast bar area, glass upturns, inset Obode stainless steel sink with rinse bowl and mixer hot tap. Neff electric oven and combination microwave with storage cupboards above and below, an integrated fridge/freezer, and a dishwasher, Bosch ceramic hob with ceiling mounted canopy extractor unit, downlighters and a double glazed window to the front aspect.

Utility Room

Worktop with inset single-drainer sink unit with Reginox tap and base unit below. Space and plumbing for washing machine and space for further domestic appliances, radiator, downlighters, and extractor fan.



From the Reception Hall, a feature turned staircase with a distinctive oak handrail and gun metal rods rising to:

First Floor Landing

Radiator, downlighters, access to roof space with loft ladder. Built-in Airing Cupboard housing the hot water cylinder. Natural wood doors to:

Master Bedroom

16'1" x 13'3" (4.91m x 4.05)

This impressive master bedroom features a high ceiling, oak finish floor, two radiators, and built-in wardrobes with single and double door wardrobes, providing ample hanging rail and storage space, complete with automatic lighting and a wide double-glazed window facing the rear. Natural wood door to:





En-Suite Bathroom

The Villeroy & Boch suite includes a WC with a concealed cistern, a wall-hung wash hand basin, a bath with a mixer tap and shower attachment, a shaver point, and a chrome heated towel rail. It features a wide tiled shower enclosure with a Hansgrohe shower system and a glazed shower door. Porcelanosa tiled splashbacks and underfloor heating.

Bedroom Two

11'5" x 9'7" (3.50m x 2.93m)

There is an oak finish floor, radiator, a built-in double door wardrobe, and a double-glazed window in the front aspect. Door to:

En-Suite Shower

Villeroy & Boch white suite comprising WC with a concealed cistern, wall-hung wash hand basin, tiled shower enclosure with Hansgrohe

shower system and optima glass shower screen, chrome heated towel rail, Porcelanosa tiled splashbacks, underfloor heating, downlighters, extractor fan, and a double-glazed window.

Bedroom Three

15'0" x 8'10" (4.59m x 2.71m)

Oak wood effect floor, radiator, and a double glazed window to the rear aspect.

Bedroom Four

12'6" x 9'6" (3.82m x 2.90m)

Oak finish floor, radiator and a double glazed window to the front aspect.

Bedroom Five/Dressing Room

9'6" x 9'1" (2.90m x 2.78m)

Radiator, wardrobe recess and a double glazed window to the front aspect.

Main Bathroom

The Villeroy & Boch suite comprises a WC with a concealed cistern, wall-hung wash hand basin, bath with mixer tap and shower attachment, shaver point, and chrome heated towel rail. The wide tiled shower enclosure has a Hansgrohe shower system and a glazed shower door. Porcelanosa tiled splashbacks, underfloor heating, and a double-glazed window.

Outside

Discreetly tucked away at the end of Victor Close, the property is approached via a large gated driveway, surrounded by well-maintained borders and ample parking for several vehicles, which provides access to the double garage.



Double Garage

20'0"x 20'0" (6.10x 6.10)

Having a remote control up & over doors, power and light and EV charging point.

Landscaped Rear Garden

The wrap-around rear garden benefits from a southerly aspect and is mainly laid to lawn with fenced borders and modern, well-maintained raised bed planters with Mediterranean-style shrubs, plants and specimen trees and surrounded by outside lighting. There is a lower patio seating area as well as a raised terrace with access directly from the open plan kitchen, so ideal for al fresco dining in the summer months. Good-sized paved terrace, outside tap, well-tended lawned gardens with raised low-maintenance planters. Additional paved seating area, external power, hard standing for garden shed, enclosed on all sides by timber fencing.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

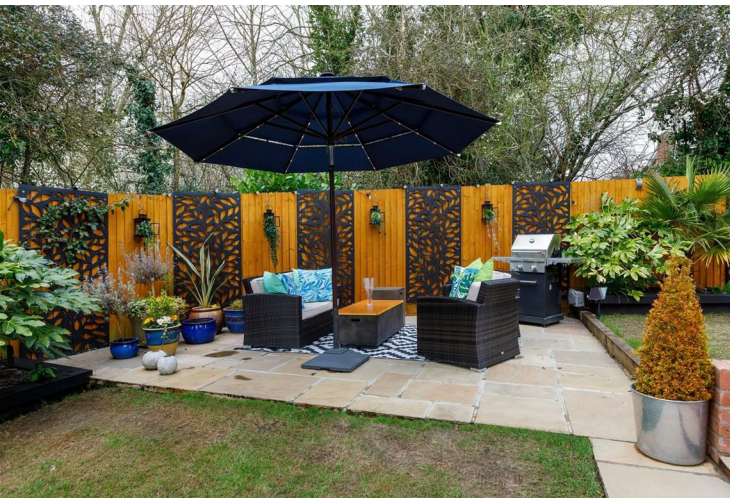
Council Tax

The property is in Council Tax Band "G" - Stratford upon Avon District Council

Postcode

CV35 0NY









Total Internal Accommodation 237.63 square metres / 2558 square feet (excluding garage)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

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