



Church Road, Long Itchington

Price guide £1,200,000





Impressive and spacious five bedroom detached family home, which has approximately two acres of outside space, situated in the popular village of Long Itchington.

Brookfield House is an impressive and spacious five bedroom detached family home, which has approximately two acres of outside space and is situated in the popular village of Long Itchington.

This stunning property was renovated throughout approximately 10 years ago, and has been transformed into this modern and attractive home. The list of features the property has to offer is endless, having five double bedrooms, three of which have en suites, a large sitting room with wood burning stove, an impressive chefs kitchen which is packed with Miele appliances. Open to this is a second seating area and the gorgeous dining room which has vaulted ceilings, bi fold doors and views overlooking the extensive rear garden.

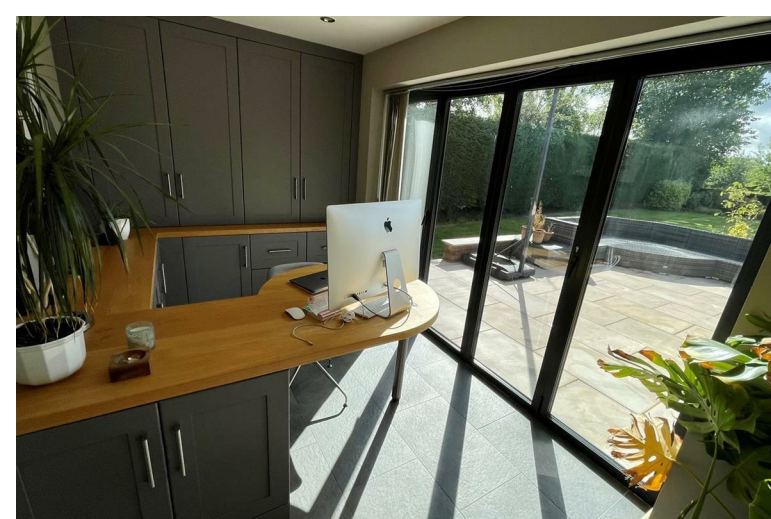
The house can cater for all occasions, be it work or play, as there is also a fantastic office, pool room and utility room.

The lay out and flow works tremendously well in this property, and with the modern features including underfloor heating throughout the downstairs, you are able to just move in and instantly start enjoying the place.

The outside of Brookfield House is just as impressive, have a large sweeping driveway and double garage to the front. To the rear there is a large patio area that extends across the back of the property providing plenty of space for outside entertaining. A second patio area provides a more intimate seating area, however both offer great views of the extensive grounds and countryside beyond.

This is truly a one of a kind property and viewings are strongly recommended.





Location

Located within easy walking distance of the village school and shops. Long Itchington is a popular village, with plenty of scenic views and is known for its array of friendly village pubs. The village has good local amenities such as a supermarket, two churches and various clubs and organisations. The village also benefits from the convenient transport links to Leamington, Warwick, Coventry, JLR and major road and rail networks.



Property information

At the front of the property there is a large driveway providing off road parking for a number of vehicles, as well as giving access into the double garage, and leads up to the open sided oak framed porch. To one side of the property there are double gates that give access to the rear garden, On the other side of the garage there is a pedestrian gate that also gives access round the back and the remaining front garden it mainly laid to lawn, with a resin footpath and established trees, shrubs and hedge.

Stepping through the solid wood front door into the entrance hall. The main feature of this welcoming space is the eye catching wooden staircase which leads up to the first floor landing. The majority of the downstairs rooms are access from here including the integral double garage. The room also has underfloor heating, tiled flooring and recessed spotlights to ceiling.

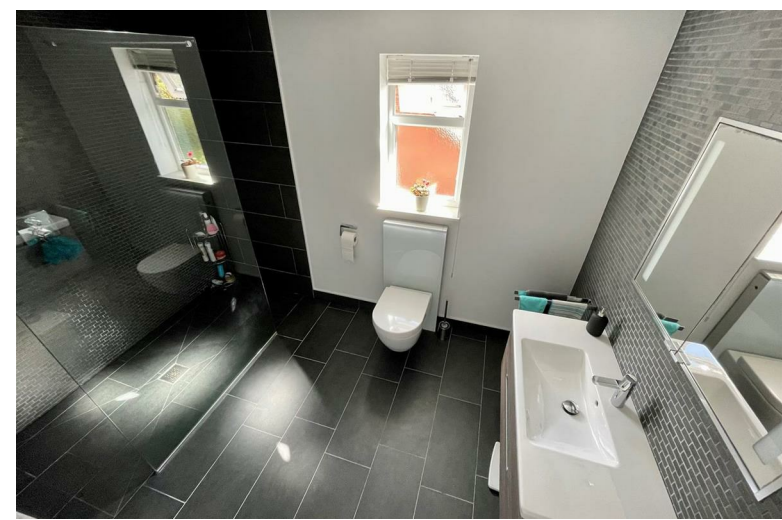
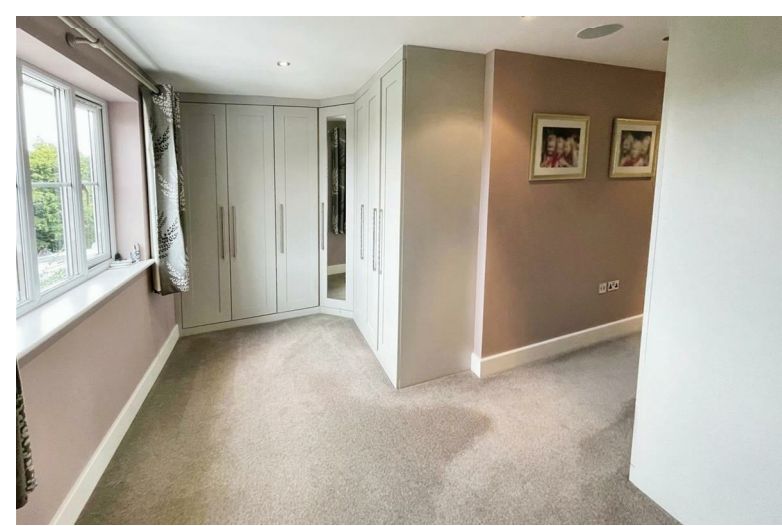
The sitting room is a fantastic size, and has ample space for all the family to relax in. Having a large bay window to front elevation and a second window to side elevation, wood burning stove with stone surround, hearth and mantle, carpet to floor, recessed spotlights and built in speaker system to ceiling.

The second reception room offers flexibility and is current used as a snooker/pool room. Having obscure glazed double doors from the entrance hall and another set of doors giving access through into the dining area of the main family space, carpet to floor, light point to ceiling and underfloor heating.

This magnificent kitchen has been well thought out and is dominated by a large central island with breakfast bar seating. There a range of integrated Miele appliances including; fan oven, steam oven, warming drawer, coffee machine, under counter wine fridge, induction hob, suspended extractor hood and dishwasher. There is number of two tone wall and base units providing lots of usable storage and finished with contrasting quartz work surfaces, under mount one and a half bowl sink, recessed spotlights and built in speaking system to ceiling, two obscure glazed windows to side elevation, tiled flooring and underfloor heating that continues through to the other areas.

The casual seating area off the kitchen has bi fold doors that offer a lovely view of the rear garden. The space is partially closed off with a half wall separating it from the kitchen and another providing space for a recessed wall hung tv. Having recessed spotlights and built in speakers to ceiling.





Property information cont...

The grand dining area is a spectacular room and is certainly the heart of the home and a great place for entertaining. Having high vaulted ceilings with glazed apex roof lights, bi fold doors that open up to the large patio all help to create the perfect place for a party. Also having recessed spotlights and built in speakers to ceiling.

The wonderful office/study has a range of built in cupboards, drawers and desk, bi fold doors again offer views of the south facing garden, recessed spotlights to ceiling, tiled flooring and underfloor heating.

Located off the kitchen, the utility room has a range of wall and base units, space and plumbing for a washing machine, space for a tumble dryer, stainless steel sink set into wooden work surface, integrated full height Miele freezer, obscure glazed door gives access out to the side of the property, recessed spotlights to ceiling and continuation of the tile flooring and underfloor heating.

Completing the downstairs is the guest wc, having a wall mounted wc with built in cistern, wall mounted vanity wash hand basin with tile splash back, obscure glazed window to side elevation, recessed spotlights to ceiling and continuation of the tile flooring with underfloor heating.

Returning to the entrance hall, the contemporary oak staircase with dovetail joints, glass panel balustrade and oak handrail lead up to the vast first floor landing. Having window to front elevation, carpet to floor, recess spotlights and pendant light point to ceiling, access to loft void which is partially boarded and has a loft ladder and light.



The main bedroom suite occupies one wing of the upstairs. Having a walk through dressing room area, which has the en-suite off of this and the bedroom at the rear overlooking the garden, grounds and countryside beyond.

The dressing area has a number of built in wardrobes offering excellent storage space for clothes, shoes handbags and the like. There is also some open shelving, window to front elevation, carpet to floor, recessed spotlights to ceiling.

The bedroom has a window to rear elevation, continuation of the carpet to floor, light point to and built in speakers to ceiling.

The impressive en-suite has a walk through shower cubicle with raindrop shower head and tiled walls to full height, wall mounted vanity wash hand basin with recessed mirrored cabinet above and tiled walled behind, low level flush wc, obscure glazed window to side elevation, chrome wall mounted heated towel rail and recessed spotlight to ceiling

The second bedroom is located at the rear of the property with a walk through dressing area with a run of built in wardrobes, light point and recessed spotlights to ceiling, window to rear elevation and the floor has both a wood effect and carpet covering.

The en-suite has a low level flush wc, large walk in shower cubicle, wall mounted vanity wash hand basin, tiled floor, window to side elevation, shaver socket, recessed spotlights to ceiling and a wall mounted heated towel rail.

The third bedroom is located at the rear of the property and again benefiting from having a walk through dressing area with a number of built in wardrobes. Carpet to floor, light point to ceiling and two window to rear elevation.

The en-suite has a low level flush wc, walk in shower cubicle with recessed storage nooks, wall mounted vanity wash hand basin, tiled floor and recessed spotlights to ceiling.

Located at the front of the property above the garage, the fourth bedroom is another great flexible room as this has a partial built in office area. Having two Velux windows and another window to front elevation, recessed spotlights and built in speakers to ceiling, built in wardrobe, built in eave storage space, the pressurised water cylinder is housed in a separate cupboard, built in office furniture and the floor has both a wood effect and carpet covering.

The fifth bedroom is another good size double and has window to side elevation, light point to ceiling and carpet to floor.

Completing upstairs is the family bathroom comprising: wall mounted wc, walk in shower cubicle with raindrop shower head and hand held shower attachment, large bath with tiled surround, wall mounted vanity wash hand basin, obscure glazed window to side elevation, recessed spotlights to ceiling, tiled walls and floor.

Outside information

The outside space is divided into two main areas. The formal garden nearest the property and then the grounds beyond.

The formal garden has a large paved patio area that stretches across the back of the property and provided spaces for outside entertaining/dining. The lawn area has a resin path that leads you through a pretty planted area with established shrubs, box hedges and flowerbeds, and continues to a second patio area which is semi enclosed with timber framework and climbing plants. Next to this is a timber shed/workshop, timber greenhouse, trampoline and swing set.

The grounds extend to approx two acres and has various areas to it including raised vegetable beds, various areas which have been planted with a variety of trees and shrubs. There are numerous walkways and benches where you can sit in quiet contemplation. A wonderful place for children and adults to enjoy.

The garage can be access from the drive by either of the sectional up and over electric doors, or the pedestrian door from the entrance hall in the house.

Benefiting from having power and light, two obscure glazed windows to front elevation, the Worcester boiler is also housed in here which is approximately 10 years old and has been regularly serviced.

Room Sizes

Sitting Room - 3.827 x 8.865

Second Reception Room/Pool Room - 4.424 x 3.446

Kitchen - 5.255 x 5.282

Second Seating Area - 3.556 x 3.788

Grand Dining Area - 5.008 x 5.163

Office/Study - 3.540 x 2.159

Utility Room - 2.39 x 2.97

Guest WC - 1.184 x 1.835

Main Bedroom - 3.935 x 3.860

First Dressing Area - 2.513 x 4.283

Second Dressing Area - 1.636 x 3.528

En-Suite - 3.307 x 2.209

Bedroom Two - 3.486 x 4.123

Dressing Area - 3.138 x 1.835

En-Suite - 1.391 x 3.069

Garage - 6.024 x 5.951

Bedroom Three - 4.293 x 3.936

En-Suite - 1.168 x 2.588

Bedroom Four - 5.967 x 4.175

Bedroom Five - 2.982 x 3.165

Family Bathroom - 2.368 x 2.989





General Information

Tenure: We believe the property to be Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Council Tax: We understand the property to be in Band G

Mains water, gas and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property.

The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

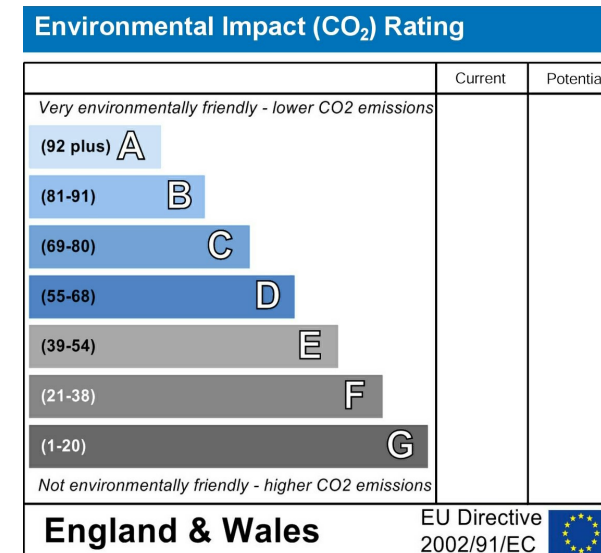
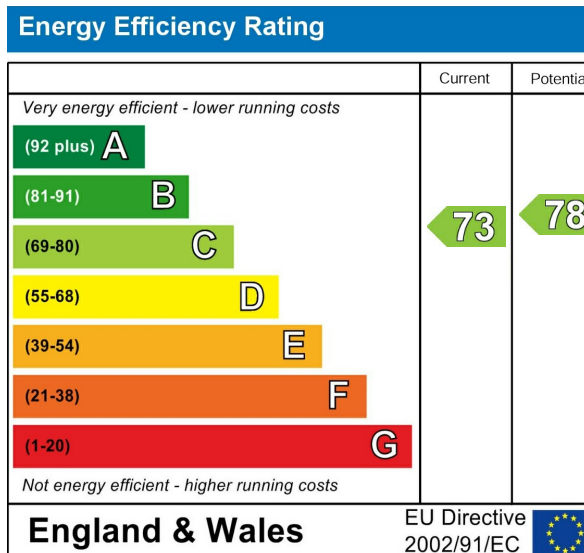
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.



Total area: approx. 363.3 sq. metres (3910.1 sq. feet)



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