



**Paddock Cottage,  
Grimshaw Hill, Ullenhall, Warwickshire, B95 5NJ**

**£750,000**

*Situated in the delightful rural location of Ullenhall, this light and deceptively spacious detached family home has been well maintained by the current owners and offers excellent scope for any new owner to put their own "stamp" on. Arranged over two floors, the accommodation briefly comprises; four good-sized bedrooms, two bathrooms (including en-suite shower room to the main bedroom), one large reception room (plus study), dining kitchen, utility room, and downstairs WC. Externally, the property benefits from a substantial South-West facing garden, together with two garages (one integral and one detached) and ample driveway parking to the front.*

*Ullenhall is an idyllic village that boasts a thriving pub ("The Winged Spur"), active village hall, fine parish church, tennis club, and adjoining recreational fields. It lies within easy access of the A435, which, in turn, provides fast links to the M5, M40 and M42 motorways. In addition, the village is located approximately 2 miles to the West of the popular and picturesque former market town of Henley-in-Arden, with its wide range of shopping and recreational facilities, and further amenities to include; dentist, medical centre, primary and secondary schools, and railway station ("Henley-in-Arden"), which offers regular trains to Birmingham City Centre and Stratford-upon-Avon.*



This property is set well back from the road behind a lawned foregarden, with hedging to the front and timber fencing to either side. A stoned driveway, with block paved edging, provides parking for multiple vehicles and gives access to the integrated garage. A double timber gate provides access to the separate timber garage.

The part glazed front door opens into:

#### Entrance Hall

11'9" x 2'11" (min) (3.60m x 0.89m (min))

With roof light, radiator, and tiled flooring. Step up and glazed door into:

#### Reception Hall

15'10" x 7'8" (4.84m x 2.34m)

With staircase rising to first floor, door to storage cupboard with hanging rail and fitted shelving, and radiator.

#### Downstairs WC

4'8" x 2'10" (1.44m x 0.87m)

With low level WC, wash hand basin, extractor fan, radiator, and tiled flooring. Door into:

#### Utility Room

(17'11" x 8'11") ((5.47m x 2.72m))

With UPVC double glazed door leading to the rear garden, additional oak door leading the integrated garage, a range of wall and base units with roll edged work surface over, inset single bowl/single drainer stainless steel sink with mixer tap over, space for a fridge-freezer, space and plumbing for a dishwasher, space and plumbing for an automatic washing machine, floor mounted "Worcester" oil-fired boiler, radiator, and tiled flooring.

#### Gardener's WC

4'7" x 3'0" (1.42m x 0.92m)

With UPVC double glazed window to the side and low level WC.

#### Study

6'5" x 6'1" (1.96m x 1.86m)

With aluminium framed double glazed window to the front, broadband fibre optic supply point, and radiator.

#### Living Room

22'2" (plus walk-in bay window) x 12'11" (6.78m (plus walk-in bay window) x 3.95m)

With aluminium framed double glazed walk-in bay window to the front, obscure double glazed window to the side, oak door to understairs storage cupboard, feature fireplace with cast iron surround and tiled hearth, built-in shelving, radiators, and stripped wood flooring. Glazed double doors into:

#### Dining Kitchen

24'10" (max) x 10'11" (overall) (7.59m (max) x 3.33m (overall))

#### • Kitchen Area

With a range of wall, drawer and base units with granite work surface over, inset 1.25 bowl "FRANKE" stainless steel sink with draining grooves and mixer tap over, built-in "Neff" oven, inset 4-ring "Samsung" induction hob with extractor fan over, integrated "Bosch" undercounter fridge, integrated "Liebherr" undercounter freezer, integrated dishwasher, and vertical radiator. Double doors into:

#### Walk-In Pantry

With a range of fitted shelving.

#### • Dining Area

With UPVC double glazed window to the side, UPVC double glazed French doors leading to the rear garden, wall mounted electric heater, and radiator.

#### First Floor Galleried Landing

18'11" (max) x 9'10" (max) (5.78m (max) x 3.00m (max))

With hatch giving access to the loft space, aluminium framed double glazed window to the side, and radiator. Door into:

#### Airing Cupboard

With factory insulated hot water cylinder and fitted shelving.

#### Bedroom One

15'5" (max) x 10'11" (4.70m (max) x 3.33m)

With Velux window, feature V-shaped UPVC double glazed window to the rear, built-in wardrobes with mirrored sliding doors, hanging rail and fitted shelving, and radiator. Door into:

#### En-Suite Shower Room

5'5" x 5'4" (1.66m x 1.65m)

With obscure UPVC double glazed window to the side, 3-piece suite comprising; shower cubicle with "Triton T80" electric shower over, low level WC, wall mounted vanity unit with feature circular wash hand basin and mixer tap over, extractor fan, shaving point, tiling to splashback areas, chrome ladder-style heated towel rail, and tiled flooring with underfloor heating.

#### Bedroom Two

12'5" x 12'3" (max) (3.80m x 3.75m (max))

With hatch giving further access to the loft space, aluminium framed double glazed windows to the front and side, built-in wardrobes with mirrored sliding doors, hanging rail and fitted shelving, vanity unit with inset wash hand basin and taps over, tiling to splashback areas, and radiator.

#### Bedroom Three

10'11" x 8'5" (3.33m x 2.58m)

With Velux window, feature triangular window to the rear, and radiator.

#### Bedroom Four

10'0" x 8'6" (3.06m x 2.60m)

With aluminium framed double glazed window to the front, UPVC double glazed window to the side, and radiator.

#### Family Bathroom

10'10" x 5'5" (3.32m x 1.66m)

With UPVC double glazed window to the side, 5-piece suite comprising; bath with grab handles and mixer tap over, large corner shower cubicle with "Mira Vigour" power shower over, low level WC, bidet with mixer tap over, vanity unit with inset wash hand basin and mixer tap over, extractor fan, tiling to splashback areas, two chrome ladder-style heated towel rails, and Karndean flooring.

#### Integrated Garage

15'5" x 9'5" (4.72m x 2.89m)

With electrically operated metal up-and-over door to the front, lighting, and power.

#### Separate Timber Garage

16'0" x 10'2" (4.90m x 3.10m)

Of timber construction; with double doors to the front, lighting, power, and concrete floor.

#### Rear Garden

To the side of the separate timber garage, a paved pathway leads to a timber gate providing access to the South-West facing rear garden with open views across the fields beyond. The garden is mainly laid to lawn and features a large paved patio area, vegetable patch and well-stocked flower borders containing a variety of mature shrubs and trees. It is enclosed on two sides by timber fencing to the upper section, with post-and-rail fencing to the lower section. There is a further paved seating area, together with a hardstanding base for a shed and a separate base for a greenhouse. In addition, there are outside power points and an external water tap.

#### Additional Information

NOTE:

It should be noted that this property is registered under two title numbers, being 'WK325080' and 'WK369942'.

Broadband and Mobile:

Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 220 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE and Three being rated 'Good outdoor' and O2 and Vodafone being rated 'Good outdoor and in-home'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band F

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains electricity and water are connected to the property. Drainage is to a private treatment plant. The heating is via an oil-fired boiler, which is located in the utility room.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

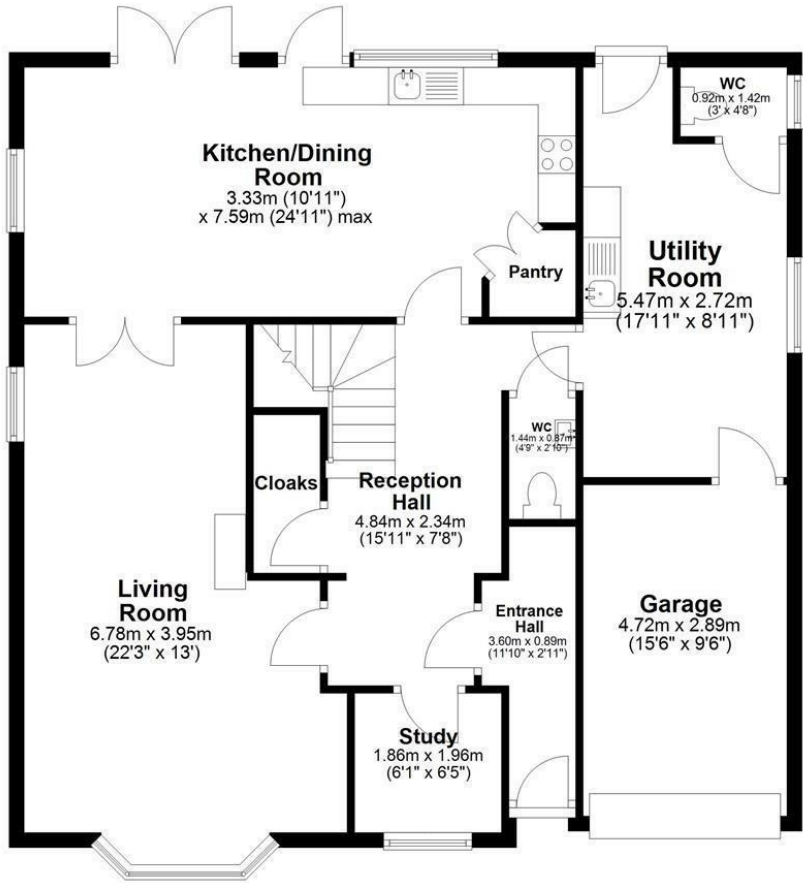
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### Ground Floor

Approx. 117.9 sq. metres (1269.1 sq. feet)



### First Floor

Approx. 68.2 sq. metres (733.8 sq. feet)



Total area: approx. 186.1 sq. metres (2002.9 sq. feet)

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|---------|--|---|
|   | Current | Potential                                      |   |
| Very energy efficient - lower running costs |         |  |   |
| (92 plus) <b>A</b>                          |         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (81-91) <b>B</b>                            |         |  | (81-91) <b>A</b>  |
| (69-80) <b>C</b>                            |         |  | (69-80) <b>B</b>  |
| (55-68) <b>D</b>                            |         |  | (55-68) <b>C</b>  |
| (39-54) <b>E</b>                            |         |  | (39-54) <b>D</b>  |
| (21-38) <b>F</b>                            |         |  | (21-38) <b>E</b>  |
| (1-20) <b>G</b>                             |         |  | (1-20) <b>F</b>   |
| Not energy efficient - higher running costs |         |  |   |
| England & Wales                             |         | EU Directive 2002/91/EC                        | EU Directive 2002/91/EC   |

