HR ESTATE AGENTS

4 Bedrooms	House - Detached
Offers Over	£650,000
Located in	Birdingbury

Bourton Lane

Birdingbury | | CV23 9QP

A rare opportunity to enjoy generous family living in a beautiful rural setting, The Sidings is a substantial four-bedroom detached home occupying approximately one third of an acre between Birdingbury and Bourton on Dunsmore. With open countryside views, landscaped gardens and extensive recent improvements, this is a superb home for buyers looking for space both inside and out.

At the heart of the property is an impressive dual-aspect sitting room with a characterful stone fireplace and views across the surrounding landscape. A separate dining room provides further entertaining space, while the generous entrance hall offers the flexibility to create an additional dining or seating area.

The newly fitted kitchen brings a contemporary feel to the home, complete with integrated oven, grill, hob, dishwasher and fridge/freezer. There is also a practical utility/boot room, downstairs cloakroom and internal access to the double garage. Recent upgrades include a new boiler, improvements to the heating system, new flooring to several ground-floor rooms and ground-floor rewiring.

Four well-proportioned bedrooms are arranged around the first-floor galleried landing. The principal bedroom benefits from countryside views, fitted wardrobes, a dressing area and en-suite bathroom. Bedrooms two and three also feature fitted storage, with a family bathroom serving the remaining bedrooms.

Outside is where The Sidings really comes into its own. Wrought iron gates open onto a substantial driveway, while established gardens provide lawns, mature planting and a Koi pond. The south-east facing rear garden has been designed for entertaining, with an Indian sandstone terrace, covered BBQ area,

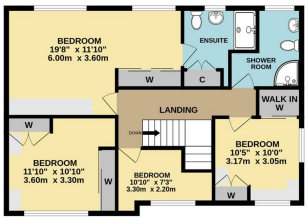
Bourton Lane

£650,000 Freehold

- Four-Bedroom Detached Family Home
- Stunning Countryside Views Front & Rear
- Principal Bedroom with Dressing Area & En-Suite
- Large Driveway & Double Garage
- Approximately 1/3 Acre Plot
- Newly Refitted Kitchen with Integrated Appliances
- South-East Facing Landscaped Rear Garden
- No Onward Chain

GROUND FLOOR
1487 sq.ft. (138.2 sq.m.) approx.

1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 2224 sq.ft. (206.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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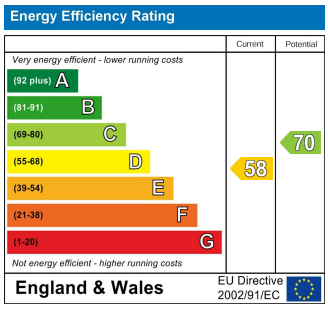
Council Tax Band G

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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