





An attractive, spacious double fronted five-bedroomed detached family home, situated in this well-regarded village with double garage.

Briefly Comprising;

Entrance hallway, ground floor cloakroom, through living room with double doors to garden, dining room with fitted book cases, breakfast kitchen, utility room. First floor landing, master bedroom suite with walk-in dressing room, with built-in wardrobes and ensuite shower room, two further good sized double bedrooms both with fitted wardrobes and refitted family bathroom. Second floor landing, with two further double bedrooms and shower room. Upvc double glazing. Gas radiator heating. Attractive lawned front garden and attractive landscaped rear gardens. Rear double driveway and double garage.

The Property

Is approached via a paved path leading to the refitted composite double glazed entrance door to...

Entrance Hallway

With staircase rising to first floor landing, coved cornicing, tiled flooring, radiator, door to useful understairs store cupboard.

Ground Floor WC

Fitted with a white low level WC, corner wash hand basin with splashback tiling, radiator, tiled floor, extractor.

Living Room

11'9" x 23'3" (3.58m x 7.09m)

A through room with coved cornicing, twin light points, feature fireplace with inset gas fire, with upvc multi pane style double glazed window to front elevation, two radiators, double glazed patio doors leading to the garden.

Dining Room

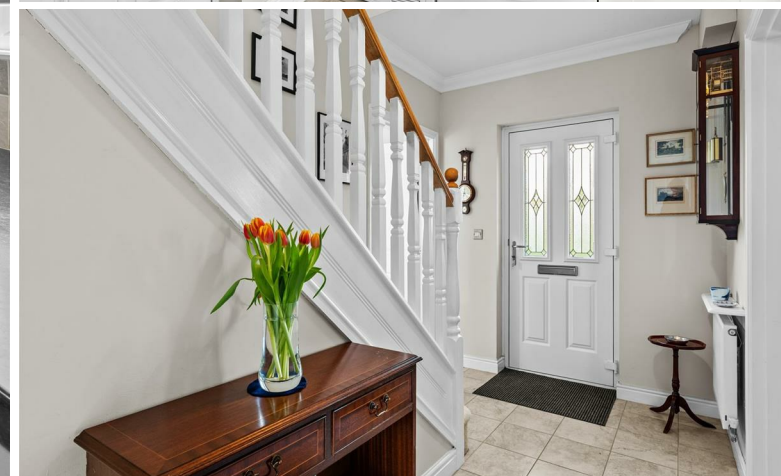
11'6" inc fitted bookcase x 10'5" (3.51m inc fitted bookcase x 3.18m)

Approached via double doors, with upvc double glazed multi pane style window to front elevation, coved cornicing, double radiator, feature wall with quality bespoke book and display shelving, with adjustable shelves.

Breakfast Kitchen

11'7" x 12'6" (3.53m x 3.81m)

With a range of shaker style wall and base units, with contrasting granite look working surface over, inset one and a half bowl stainless steel sink drainer unit, mixer tap, inset four point Neff Ceran electric hob with Smeg filter hood over, Bosch oven and microwave to side, concealed Neff fridge freezer, concealed Bosch



dishwasher, eye level wall cupboards, splashback tiling, upvc double glazed window to rear elevation, tiled floor, downlighter points to ceiling, radiator and door to...

Utility

Fitted with matching units, with working surface, sink drainer unit, mixer tap, space and plumbing for washing machine, space for tumble dryer, wall mounted Worcester Bosch boiler, splashback tiling, obscure double glazed door to rear elevation, continuation of tiled flooring and radiator.

First Floor Landing

Downlighter points to ceiling, staircase rising to second floor. Upvc multi pane style double glazed window to front elevation, radiator. Door to airing cupboard housing insulated hot water cylinder with slatted shelf over.

Master Bedroom Suite

Bedroom Area

12' x 13' (3.66m x 3.96m)
With upvc multi pane style double glazed window to front elevation, radiator, door to...

Walk-In Wardrobe/Dressing Room

5' inc fitted w'robes x 9'11" (1.52m inc fitted w'robes x 3.02m)
With a range of fitted wardrobes with hanging and shelving. Upvc double glazed window to rear elevation and radiator.

Shower Room

Attractively refitted with a white Jasper Morrison suite to comprise; low level, wash hand basin with mono-mixer set into vanity storage, double shower cubicle with splashback tiling, tiled floor, radiator towel rail, downlighter points to ceiling, extractor, upvc obscure double glazed window to rear elevation.

Bedroom Two (Rear)

11'6" into d'way x 12'7" inc w'robes (3.53m into d'way x 3.84m inc w'robes)
With upvc double glazed window to rear elevation, radiator, doors to built-in wardrobes, hanging and shelf over.

Bedroom Three (Front)

11'7" inc fitted w'robes x 10'4" (3.53m inc fitted w'robes x 3.15m)
With upvc multi-pane style double glazed window to front elevation, radiator, doors to built-in wardrobe with hanging and shelf over.

Family Bathroom

Attractively refitted with a white suite to comprise; low level WC with concealed cistern, wash hand basin with mono mixer set into vanity cupboard with storage below and above, shower bath with



Grohe shower and control, full splashback tiling, tiled floor, radiator, towel rail, upvc obscure double glazed window to rear elevation, downlighter points to ceiling, extractor.

Second Floor Landing

Feature angled ceiling lines, and double glazed roofline window providing natural light.

Bedroom Four

12' x 16'9" into dormer (3.66m x 5.11m into dormer) with upvc multi pane style double glazed dormer window to front elevation, feature semi vaulted ceiling lines, radiator, double glazed roofline window to rear elevation, door to store cupboard over staircase bulkhead.

Bedroom Five

9'4" exp to 11'11" into d'way x 16'8" into dormer (2.84m exp to 3.63m into d'way x 5.08m into dormer)

With double glazed dormer window to front elevation, radiator, feature semi vaulted ceiling lines.

Shower Room

Attractively fitted with a white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, shower cubicle, splashback tiling, semi vaulted ceiling lines, radiator, tiled floor.

Outside (Front)

To the front of the property the garden is principally laid to lawn, with path leading to the entrance door and attractive mature hedging and herbaceous planting, as well as a feature tree.

Outside (Rear)

The rear garden is stylishly landscaped with a central shaped lawn, with mature well planted herbaceous borders surrounding.

Immediately to the rear of the property is a paved patio area with pergola providing a sheltered seating space. Paths lead to the gated access to the driveway and pedestrian door to the garage. Outside tap.

Double Garage

17'5" x 16'9" (5.31m x 5.11m)

With electric up-and-over door to front, power and light as fitted.

Driveway

With double parking immediately to the front of the garage, personal gate leading to the garden.



Mobile Phone Coverage

Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

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 including gas. NB We have not tested the central 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 enquiries.

Estate Charge

We are informed all properties on the 'Galanos' development, pay an annual service charge to maintain the public amenities area at the bottom of the development. Each of the 36 properties pay an equal share. The charge for 2026/27 is £404.04.

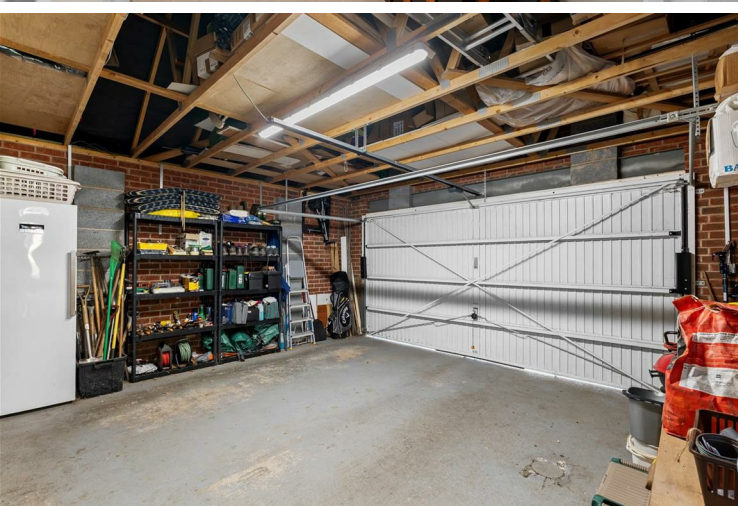
Council Tax

Council Tax Band G.

Location

CV47 9PL







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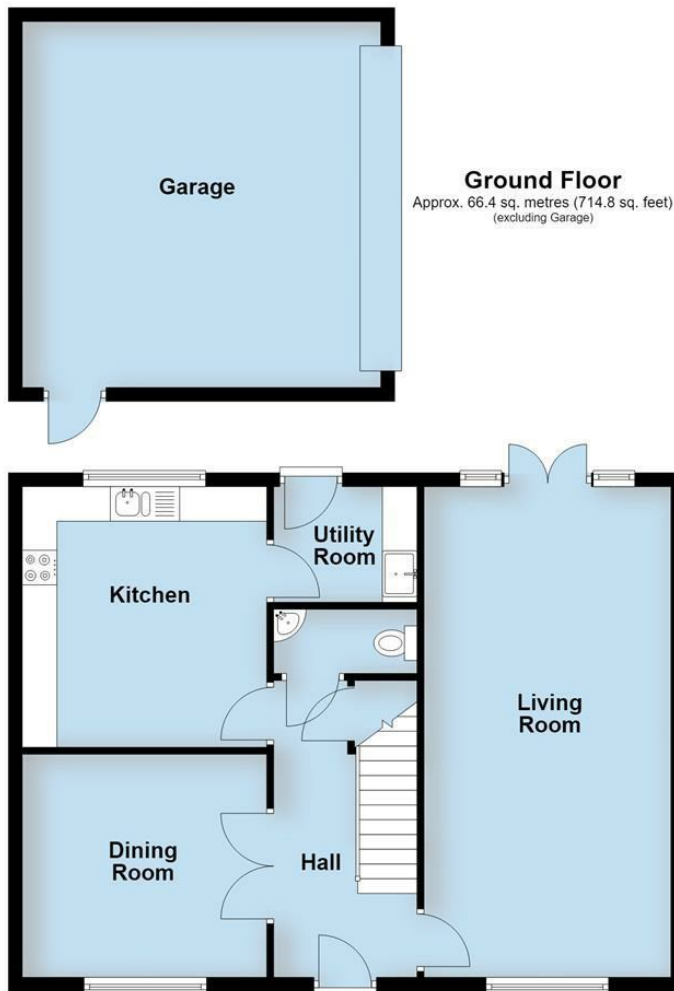
- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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: Warwick, 17-19 Jury St, Warwick CV34 4EL



Total area: approx. 175.0 sq. metres (1884.2 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

