Rowardennan Kineton Road, Gaydon, Warwick, CV35 0HB

- Delightful village location
- Detached residence
- Dual aspect living room
- Kitchen and separate dining room
- Utility room, downstairs cloakroom and upstairs family bathroom
- Three bedrooms
- Generous rear garden
- Ample off road parking
- Close to local amenities
- Benefit of being within easy reach of commuting links

3 1 2

£475,000

ACCOMODATION
Entry through the front door into the welcoming entrance hallway, featuring stairs rising to the first floor and a wall mounted radiator. The spacious double aspect living room enjoys windows to both the front and rear elevations, creating a bright and airy space, and features a charming wood/coal burning stove with brick surround together with two wall mounted radiators. From the hallway, there is a cloakroom fitted with a wc, wash hand basin with vanity unit, heated towel rail and obscured window to the front aspect. The dining room is accessed via an archway and benefits from a front facing window and wall mounted radiator. The kitchen is fitted with a comprehensive range of wall and base units with work surface over and inset sink with drainer. Integrated appliances include a dishwasher, eye-level oven and grill, NEFF induction hob and extractor fan, with additional space for a fridge freezer and washing machine. A window overlooks the rear garden. Through into the utility room offers further wall and base units with work surfaces over, oil boiler, space for a tumble dryer, rear-facing window, loft access and door leading out to the garden.
To the first floor, the landing features built-in storage cupboards, access to loft space and airing cupboard housing the water tank, together with a window to the front aspect. Bedroom one is a generous double room with windows to the front and side elevations, wall mounted radiator and large built-in storage cupboard. Bedroom two also benefits from front and side aspect windows and a wall mounted radiator. Bedroom three overlooks the rear garden and includes a wall mounted radiator.
The recently re-fitted family bathroom comprises a wc, wash hand basin with vanity unit, panelled bath with shower over, heated towel rail, illuminated heated mirror, Karndean flooring and obscured rear-facing window.

OUTSIDE
The property enjoys a beautifully maintained and particularly generous rear garden fully enclosed by timber fencing and predominantly laid to lawn and offering an excellent degree of privacy. Thoughtfully landscaped with established flower borders, mature planting and attractive patio seating areas, the garden provides an ideal setting for both outdoor entertaining and family enjoyment. The frontage is well screened with fencing and gated access, offering both privacy and security.

PARKING
The property benefits from a generous private driveway providing ample off-road parking for multiple vehicles. Driveway sweeps up to the front of the house with additional gravelled parking space.

GENERAL INFORMATION
TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil heating to radiators.
Listed: No | Broadband: Ultrafast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom Jun26)

RIGHTS OF WAY: 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 same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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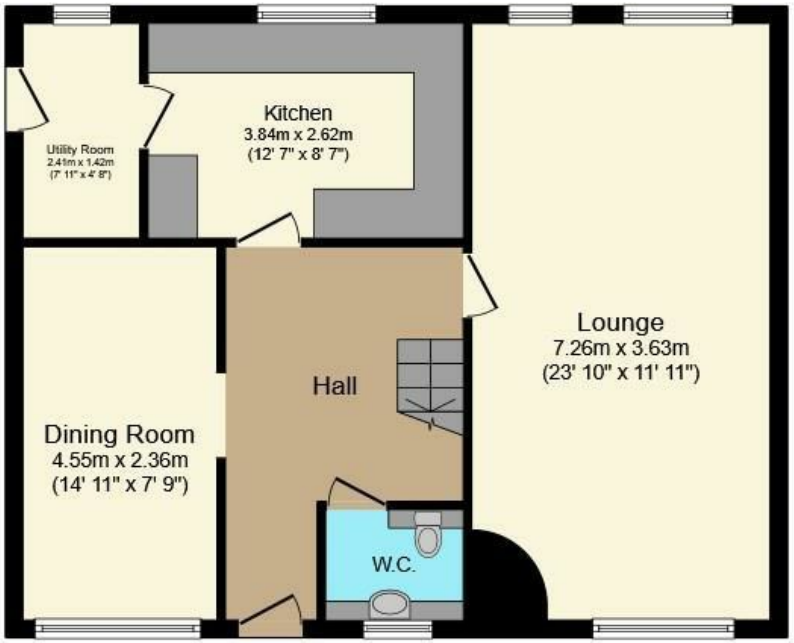
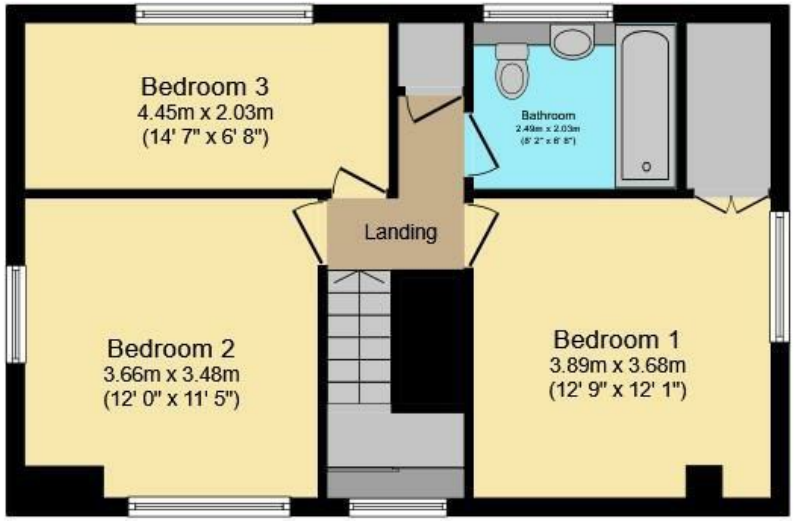


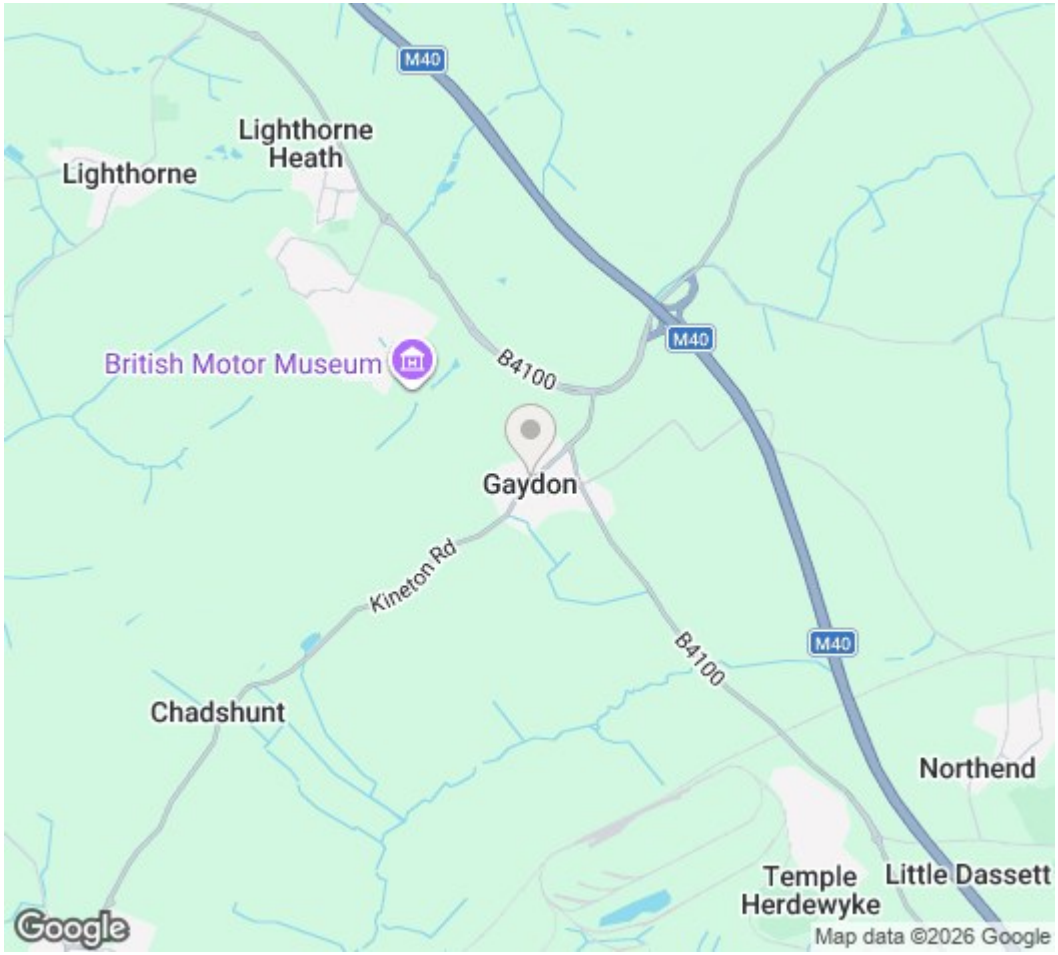
Ground Floor



First Floor

Total floor area: 118.6 sq.m. (1,277 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Peter Clarke
Winkworth