



JULIE PHILPOT
RESIDENTIAL



Gascon House | The Cedars | Leek Wootton | CV35 7DS

Gascon House is set at the entrance to The Warwickshire Golf and Country club, 460 acres of private, undulating grassland, golf courses and gym with outdoor and indoor pools. This very elegant, stylish and high-quality detached house enjoys views to the front over an open green area towards the village church, it is one of just five houses in a prestigious development within walking distance of open countryside and footpaths, historic church, traditional public house and Arboretum.

£1,100,000

- Modern Luxury Home
- Four Double Bedrooms, Two with En-Suites
- Desirable Village Location
- High Specification Throughout



DESCRIPTION

Gascon House is perfect for those seeking an exclusive high quality and spacious home with four double bedrooms, two with en-suites, a formal lounge and separate study along with the high-quality open plan luxury kitchen. The property is also within excellent school catchments for both private and state school education, there are three mainline stations to London within a three to five mile radius, the M40 and A46 are in close proximity, as is Kenilworth Castle, Warwick Castle, the RSC theatre in Stratford upon Avon and the Arts Centre at Warwick University.

DOOR TO:

ENTRANCE HALL

A superb, stylish entrance hall with full height windows and vaulted ceiling and underfloor heating.

LOUNGE

16' 5" x 13' 6" (5m x 4.11m)

An elegant lounge with dual aspect windows, lovely views to the front towards the village church and bi-fold doors leading to the rear garden. Underfloor heating.

STUDY

11' 4" x 9' 8" (3.45m x 2.95m)

With feature wall panelling, lovely views towards the village and underfloor heating.

CLOAKROOM

With w.c and sink unit. Underfloor heating.

FABULOUS OPEN PLAN KITCHEN/DINER

20' 11" x 19' 1" (6.38m x 5.82m)

A large open plan kitchen/diner located to the rear of the house with bi-fold doors providing direct garden access. The kitchen has been upgraded and re-fitted with an extensive range of high quality 'Neptune' units providing ample storage space all set under complementary quartz worktops with a feature central island unit. Belfast sink unit with Quooker tap over, full height and full-size integrated fridge and freezer, dishwasher, built in pantry unit, pan drawers, wall mounted oven and built in microwave oven. Ample space for a large dining table and chairs plus other seating, ideal for providing room for entertaining guests.

UTILITY ROOM

With space and plumbing for washing machine, space for tumble dryer over, sink unit and storage cupboard, gas boiler and side entrance door.

FIRST FLOOR LANDING

A light and airy gallery landing with delightful aspect to the front, full height window and vaulted ceiling. Radiator and cupboard housing pressurised hot water cylinder. Access to roof storage space via pull down loft ladder. The loft is insulated, has boarding and a light fitted.

MASTER BEDROOM

16' 8" x 13' 6" (5.08m x 4.11m)

With bay window enjoying open views, vaulted ceiling, two radiators, Velux roof light window and a dressing area with made to measure range of built in wardrobes.

EN-SUITE

Having a large walk-in shower, wash basin, concealed cistem w.c., heated towel rail and complementary tiling.

BEDROOM TWO

11' 4" x 10' 0" (3.45m x 3.05m)

Located to the front of the property with open green area views, radiator and built in wardrobes. Door to:

EN-SUITE

With shower enclosure, wash basin, concealed cistem w.c., heated towel rail, shaver point, wall mounted mirrored door cabinet and complementary tiling.

BEDROOM THREE

13' 4" x 9' 5" (4.06m x 2.87m)

A third double bedroom this one is located to the rear of the property. Radiator.

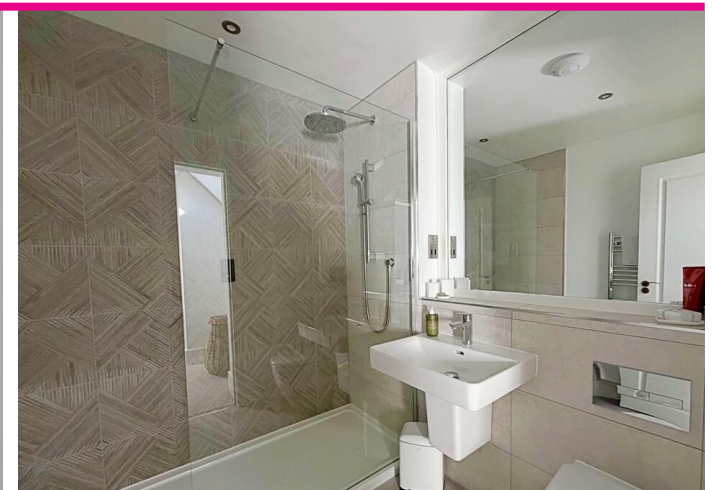
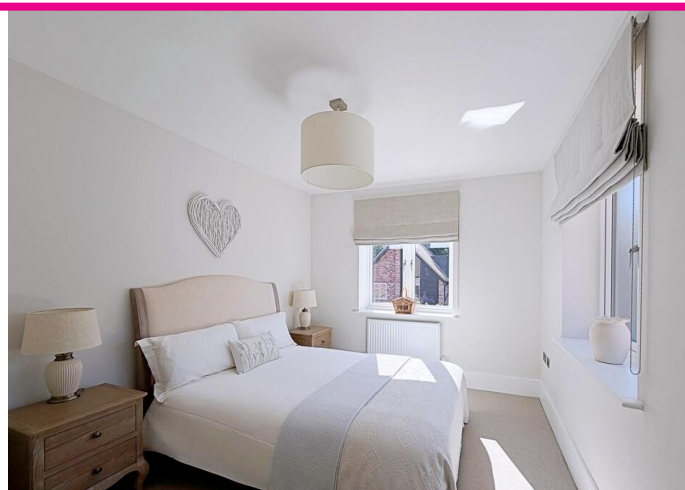
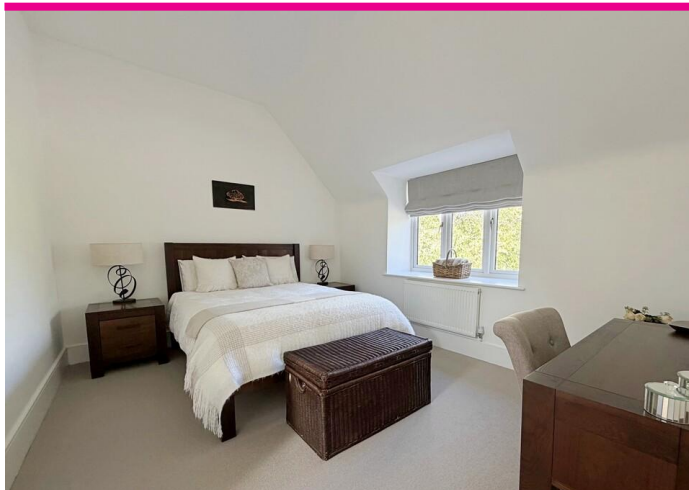
BEDROOM FOUR

13' 4" x 9' 5" (4.06m x 2.87m)

A fourth double bedroom also located to the rear of the property. Radiator.

BATHROOM

Having a freestanding bath, wash basin, concealed cistem w.c. and separate shower. Heated towel rail, large wall mirror and complementary tiling.





OUTSIDE:

GARDEN

The sunny, south facing rear garden enjoys a high degree of privacy having been professionally landscaped in a modern Mediterranean style with a large antique limestone terrace and seating area that wraps around the garden, this is just perfect for modern day living and 'Al Fresco' entertaining. To the rear is laurel hedging and slatted fencing.

GARAGE & PARKING

19' 11" x 13' 2" (6.07m x 4.01m)

A larger than average size garage with up and over door, personal side entrance door, light and power are connected. To the front of the garage is further parking for additional vehicles.

TENURE & SERVICES

The property is Freehold. The Cedars has its own management company administered by Loveitts in Coventry but run by the residents themselves. The annual contribution is £1300.00 per year with the expectation that this is likely to reduce at the end of the year. The property has mains water and drainage. The gas is supplied by Flo Gas and is metered for each dwelling.



Tenure

Freehold

Council Tax Band

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Viewing Arrangements

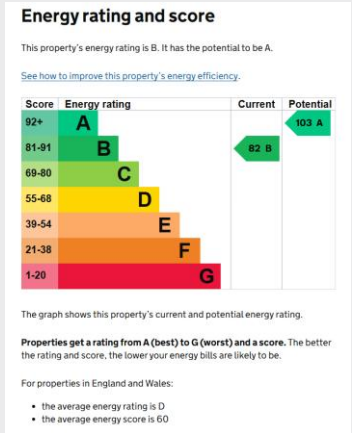
Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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

