



NORTHEND

COLEBROOK
SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT





**BEECH HOUSE
WILLOW GARDENS
NORTHEND
WARWICKSHIRE
CV47 2UY**

2 miles from Fenny Compton. 5 miles to Kington, 7 miles to Southam, 8 miles Banbury, 10 miles to Warwick and Leamington Spa, 3 miles to junction 12 of the M40 at Gaydon.

A STYLISH MODERN DETACHED FIVE BEDROOM HOUSE, PRESENTED TO AN EXCEPTIONAL LEVEL, LOCATED AT THE FOOT OF BURTON DASSETT HILLS COUNTRY PARK.

- Entrance Hall
- Guest WC
- Utility Room
- Kitchen / Breakfast Room
- Sitting Room
- Dining Room
- Family Room
- Five Double Bedrooms
- Two Bathrooms
- Ensuite Shower Room
- Gardens
- Driveway & Double Garage
- EPC Rating C

**VIEWING STRICTLY BY APPOINTMENT
01926 640 498
sales@colebrookseccombes.co.uk**



Northend is situated at the northern end of the Burton Dassett Hills Country Park, just off the B4100 Warwick to Banbury road. The village provides a Parish Church, Methodist Church, Public House and Village Hall. Local shopping facilities are at Fenny Compton (2 miles), which also has a doctor's surgery and school. Further shopping and educational amenities are in Kineton, Southam and the larger towns of Banbury, Warwick and Leamington Spa. The mainline railway network is accessible at Banbury and Leamington Spa.

Beech House forms one of five individual properties, understood to have been completed circa 2020, in a small private street, backing onto Burton Dassett Hills Country Park. The property occupies a prominent position at the top of Willow Gardens with views from the upper floors over the Warwickshire countryside beyond the village. Finished to an exceptional standard, this stylish, modern, energy efficient home enjoys underfloor heating to the ground floor, radiators to the upper floors and superb open plan kitchen breakfast room opening to the dining room. Outside the property benefits from private parking, detached double garage, plus a landscaped split level garden with views of the country park.

GROUND FLOOR

Reception Hall with outlook to the front of the property, Amtico flooring, central staircase rising to first floor, coats cupboard with light and power supply plus separate under stairs cupboard. **Family Room** with outlook to the front. **Guest WC** with close coupled WC, wash basin set to vanity unit with storage under, tiled floor and extractor fan. **Sitting Room** outlook to the front of the property and feature fireplace with wood burning stove. **Orangery Style Dining Room** open plan from the Sitting Room and Kitchen with doors to garden, feature roof lantern and tiled floor. **Kitchen/Breakfast Room** double aspect to side and rear of the property, fitted with a range of matching units under silestone quartz worktops with inset stainless steel 1 1/2 bowl sink with mixer tap. Integrated full height fridge and matching freezer, dishwasher, high-level double electric oven and wine fridge. Matching central island with silestone quartz work surface, inset induction hob with extractor hood over, storage drawers under and breakfast bar to the end. **Utility Room** outlook to the side and rear of the

property including stable door with oak framed portico to garden. Fitted with a single worktop including stainless steel sink with mixer tap, storage cupboards under, integrated washing machine, separate tumble dryer and built-in airing cupboard with pressure hot water cylinder.

FIRST FLOOR

Landing outlook to the front. **Bedroom One** outlook to the front and fitted with bespoke fitted wardrobes to one wall with sliding doors. **Ensuite Shower Room** large walk-in shower, close coupled WC, wash basin set to vanity unit with storage under, towel radiator, extractor fan and Amtico flooring. **Bedroom Two** with vaulted ceiling and outlook to the rear. **Bedroom Three** outlook to the rear. **Bedroom Four** outlook to the front of the property. **Bathroom** fitted with panelled double ended bath with mixer tap, wash basin set to vanity unit with storage under, close coupled WC, large shower cubicle with glazed door, towel radiator, Amtico flooring, extractor fan and obscured glazed window.

SECOND FLOOR


Landing with Velux windows to rear. **Bedroom Five** double aspect to front and rear of the property. **Bathroom** with panelled bath, enclosed shower cubicle, close coupled WC, wash basin set to vanity unit with storage under, towel radiator, extractor fan and Amtico flooring.

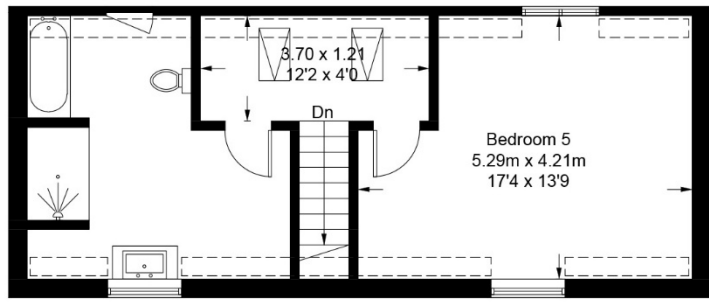
OUTSIDE

To the front of the property, a private parking area leads to **Double Garage** oak framed with twin electric up-and-over doors and personal door to side. Electric light and power supply. Pathway leading to front door, with ornamental flowerbeds, leading to an Oak framed entrance portico and continues to the side of the property with pedestrian gate opening to **Rear Garden** arranged over two levels this enclosed southeast facing garden enjoys a sheltered lawn and paved terrace adjoining the rear of the property, with ornamental raised flowerbeds, mature shrubs and trees. Outside lighting, water and power supply. A gravel pathway leads to a raised section of the garden with paved seating area and pergola over.

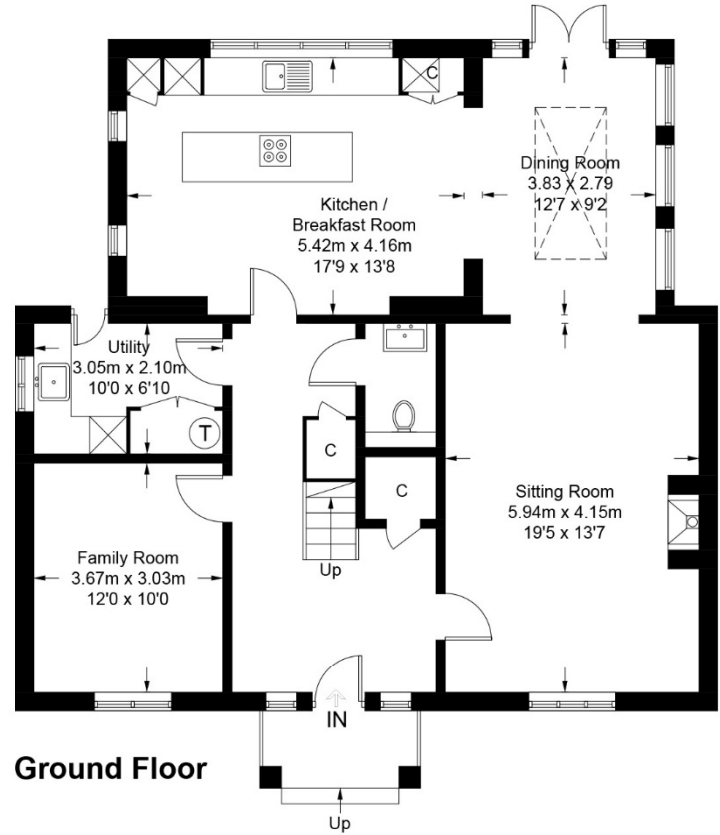




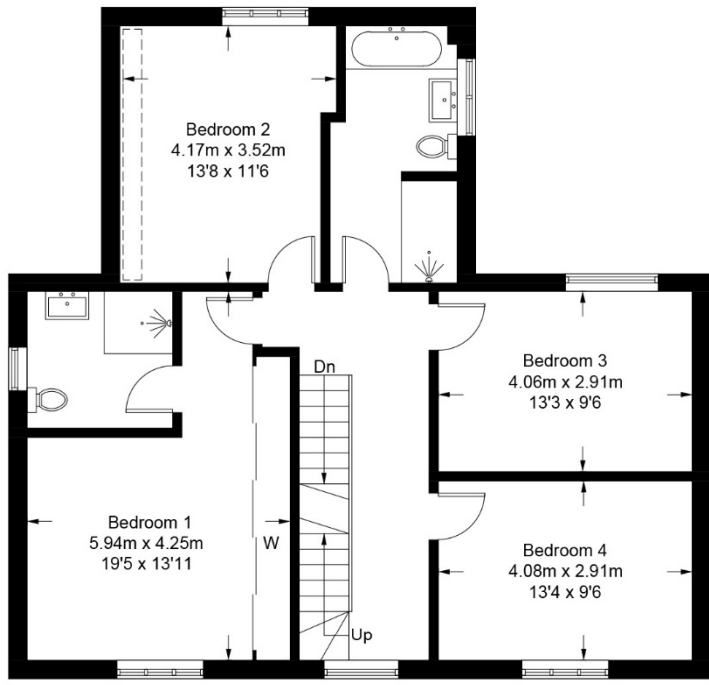
 = Reduced headroom below 1.5m / 5'0



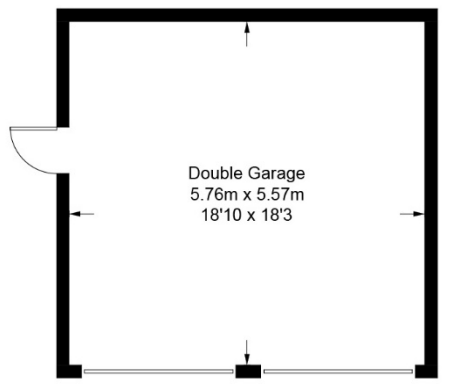
Second Floor



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 231.65 sq m / 2526 sq ft
 Garage = 32.08 sq m / 345.30 sq ft
 Total = 266.73 sq m / 2871 sq ft
 (Excluding Eaves)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1290919)



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

NB- Willow Gardens Residents management company charge approximately £401 per annum.

Services

Mains water, drainage and electricity are connected. Air Source Heat Pump central heating.

Ofcom Broadband availability: *Ultrafast*.

Ofcom outdoor Mobile coverage good - variable: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council, Listed in Band G

Energy Performance Certificate

Current: 78 Potential: 84 Band: C

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Money Laundering Regulation & Proceeds of Crime Act

Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Our office will outsource the initial checks to a partner supplier who will contact you once you have had an offer accepted on a property. The cost of these checks will be advised to you by the agent. These charges cover the cost of obtaining relevant data, checks and monitoring which might be required. This fee will need to be paid by purchaser/s in advance of issuing a memorandum of sale

Directions

CV47 2UY

Upon entering the village from the South, turn right beside the public house into "Peartrees" and follow the road around into "Top Street" Willow Gardens will be found on the right hand side identified by our For Sale board.

What3Words: [///lsh.pump.celebrate](https://www.what3words.com/#!/lsh.pump.celebrate)

CS-2323/ 20.04.2026

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.



2 Banbury Street
Kinton CV35 0JS
01926 640498
sales@colebrookseccombes.co.uk

COLEBROOK
SECCOMBES