



**Winter Close, Loxley**  
CV35 9UW

In Excess of **£735,000**



If you are looking for a spacious, beautifully presented bungalow with plenty of flexibility, future potential and a true sense of peace and tranquillity, then this could be the perfect home for you.

Tucked away within a small, bespoke development of just five homes, this property enjoys a wonderfully private setting in the highly sought-after village of Loxley. It's the kind of location that appeals to a wide range of buyers, from families looking for a safe and welcoming community with a local school, through to those seeking a quieter pace of life with space to enjoy gardening and the outdoors.

What's immediately apparent with this property is the plot. Set within a generous position, the house enjoys gardens to the front and side, a private rear garden and, beyond that, additional paddock land. It's a rare combination that offers not only space for day-to-day living, but also something a little more lifestyle-driven, perfect for those who value outdoor space, privacy and a semi-rural feel.

The current owners have already done a fantastic job of enhancing the property, most notably with the extension to the side which has contributed to the flexibility of the way the house can be lived in.





There is a stunning open-plan kitchen/dining/family space that really is the heart of the home. The vaulted ceiling adds to the feeling of space – the Vendors have a vision of adding a mezzanine in this vaulted ceiling space to create a room above the kitchen area. The kitchen itself is finished to a high standard, with modern units, integrated appliances give a seamless look and there's a wine fridge. The central island doubles up as both a practical workspace and a social hub. There is ample room here not just for cooking, but for entertaining, dining and relaxing as a family. The living area boasts skylights allowing natural light to pour in, while the bi-fold doors open directly onto the garden, creating that effortless indoor-outdoor living experience.

Just off the kitchen is the extension, a particularly useful boot room/utility area. This is one of those spaces that you don't always think you need, but once you have it, you wouldn't be without it – ideal for muddy boots, dogs, coats and everyday life, especially in a home that embraces the outdoors so well. Flexible in use as could also be utilised as just a therapist room, beauty salon or hobby studio!

The accommodation is both flexible and well balanced. There is a fantastic sized living room, a lovely bright room having plenty of windows allowing light to cascade through. The current owners have changed this room into a bedroom as they prefer to relax in the open plan at the rear.



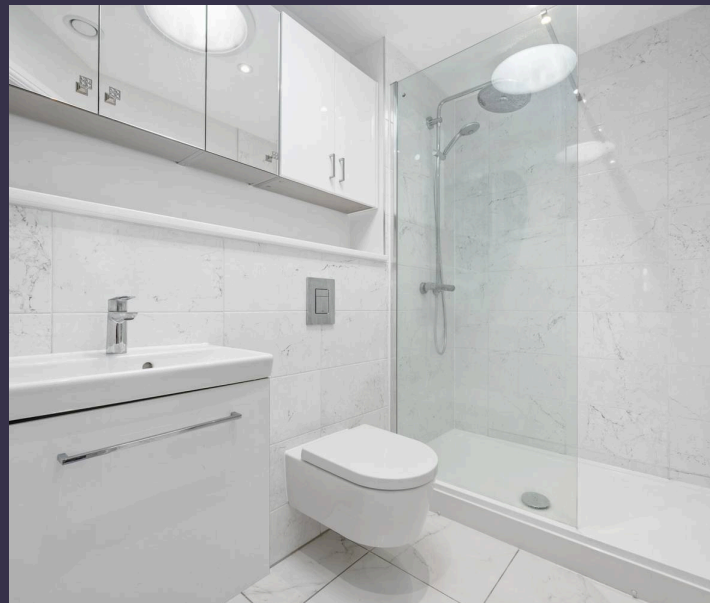


The original master bedroom has wardrobes fitted aiding in keeping the room decluttered and an en-suite shower room. In addition, there is a further bedroom which could also be used as a home office depending on your needs. This adaptability makes the property ideal for families, downsizers or anyone wanting versatile living space.

Another big advantage here is the presence of two bathrooms, something that makes a real difference to modern living and adds to the overall practicality of the home.

Condition-wise, the property is ready to move straight into, only being 5 years built, it has approximately five years remaining on the NHBC warranty, it also offers that additional peace of mind for any incoming buyer.

However, what really sets this home apart is the potential that remains. Planning permission has already been granted for two extensions to the rear; extending the open plan living area and then adding a substantial orangery to the right of the open-plan living area and there is planning granted for a large oak porch to the front. The loft area could also be converted (STPP). This offers an exciting opportunity to further enhance what is already a fantastic home and create something truly special.





Outside, the gardens wrap around the property, providing different areas to enjoy throughout the day. The rear garden has a large patio area ideal for al-fresco dining and lazy coffee mornings. Beyond here there is paddock land having a timber stable/shed and an orchard of apple, pear, cherry and plum trees have been planted. This opens a whole range of possibilities, ever wanted your own chickens or perhaps alpacas? Whether that's for animals, recreation, gardening or simply enjoying the outlook and sense of space.

To the front, there are raised flowerbeds, ample driveway parking along with access to the garage, completing what is a very well-rounded home. The property has a few power points and outside lighting around the perimeter.

All things considered, this is a property that offers far more than first meets the eye. It combines stylish, modern living with a generous plot, a peaceful village setting and genuine future potential — making it a rare find in today's market.





Council Tax band: E

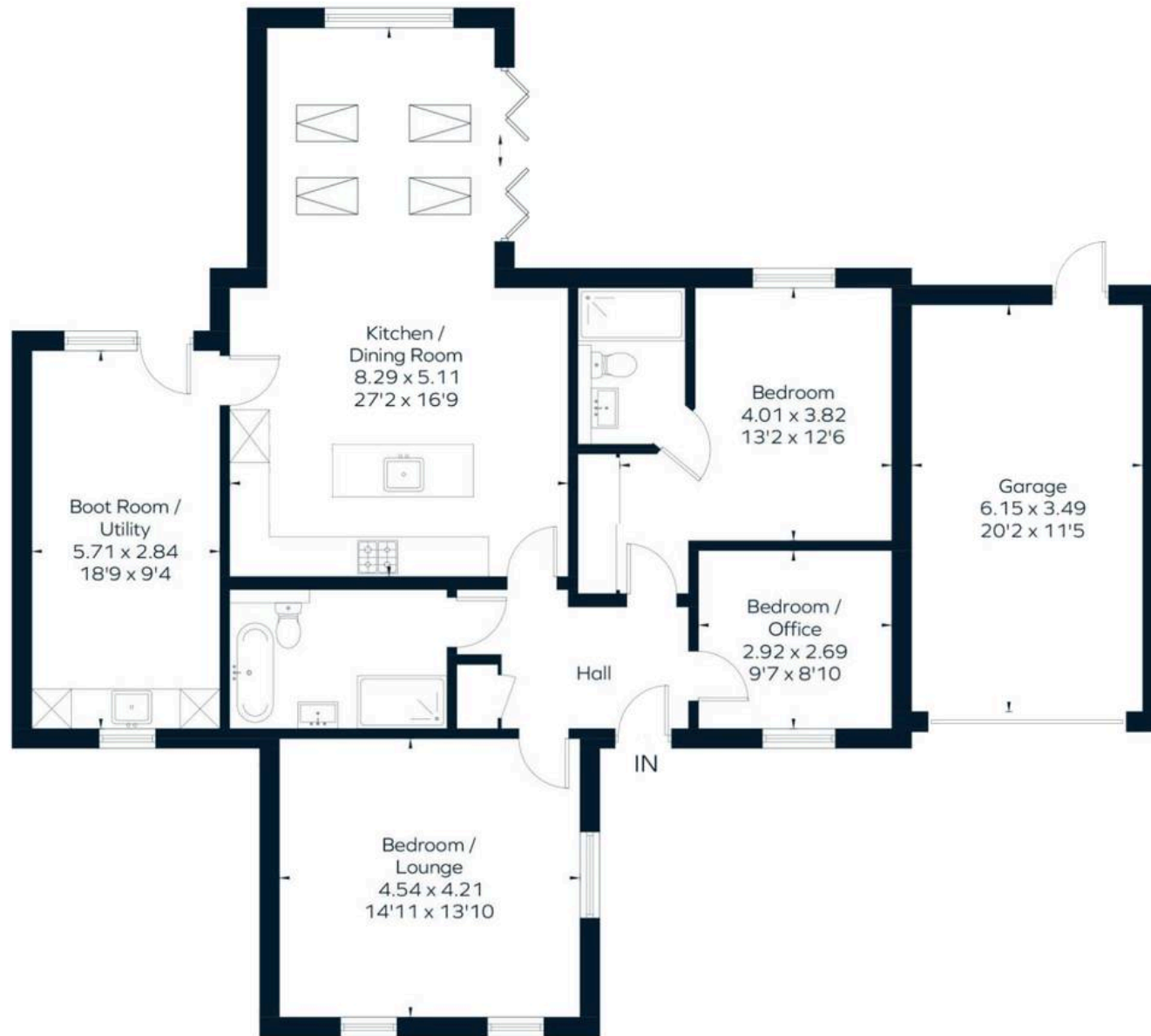
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Extended Detached Bungalow Set on a Generous Plot
- Stunning Open-plan Kitchen/Dining/Family Room with Vaulted Ceiling & Skylights
- Stylish Modern Kitchen with Central Island & Integrated Appliances
- Flexible Layout with Two/Three bedrooms
- Boot Room/Utility/Therapy Room
- Two Bathrooms
- Beautifully Presented Throughout – 5 Years NHBC Remaining
- Driveway & Garage
- Generous Plot with Front & Rear Gardens Plus Additional Paddock Land
- Further Planning Permission Granted for Substantial Orangery, Rear Extension & Porch

Approximate Floor Area = 117.4 sq m / 1264 sq ft  
Garage = 21.5 sq m / 231 sq ft  
Total = 138.9 sq m / 1495 sq ft



## Ground Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only.





## Natalie Christopher Estate Agents

The Hamlet, Leek Wootton, Warwick - CV35 7QW

01789 332877 • [hello@nataliechristopher.co.uk](mailto:hello@nataliechristopher.co.uk) • [nataliechristopher.co.uk](http://nataliechristopher.co.uk)

