



 EDWARDS  
EXCLUSIVE

OLDBOROUGH DRIVE, LOXLEY  
WARWICKSHIRE, CV35 9HQ



# OLDBOROUGH DRIVE

LOXLEY, WARWICKSHIRE

Introducing a stunning, double-fronted, four-bedroom attached property that offers luxurious living space of 1,879 square feet. (plus garage) in the prestigious Oldborough Drive development, nestled between Stratford and Loxley. Constructed about 25 years ago by Chase Homes, this highly-regarded development showcases a variety of executive-style residences surrounding a picturesque green.

Positioned on an enviable plot overlooking open countryside to the front, the property exudes a timeless elegance, featuring high ceilings, spacious rooms, intricate cornicing, and Ted Todd solid wood floors. The current owners have updated and maintained the property to a very high standard throughout, including a bespoke hand painted kitchen with an Italian tiled floor and a new contemporary en-suite with a double shower.



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the 'Important Notice on the back page.



## In Finer Detail

Upon entering, you're greeted by a grand reception hall with a staircase leading to the first floor. The downstairs accommodation comprises of two large reception rooms, a downstairs cloakroom and a sizeable dining kitchen. The lounge, which is at the front of the property has a dual aspect making this a lovely bright room. There is a Stone fireplace which adds a lovely focal point and a door that leads through to the second reception room, which is currently used as a dining room but would also lend itself perfectly to a large study.

The dining kitchen is a charming space that flows seamlessly onto the south-west facing garden, a perfect space for entertaining loved ones. The bespoke hand painted kitchen boasts integrated appliances including a fridge freezer, washing machine and oven. There is plenty of space in here for a large table and a more informal seating area where you can enjoy views of the garden.

Upstairs, the bedrooms of this property are arranged around a spacious landing, and three out of four of them are enhanced with convenient built-in wardrobes. The master bedroom, in particular, boasts built-in wardrobes as well as an en-suite bathroom that has been tastefully updated with a Heritage suite, complete with a double shower and sink featuring a stylish vanity unit. The remaining three bedrooms are also generously sized doubles and share a family bathroom that includes a bath with a convenient shower attachment.





## Garden & Grounds

The beautifully maintained, partly walled garden offers privacy and basks in the afternoon and evening sun. A patio area is perfect for al fresco dining, complemented by a small lawn adorned with vibrant, well-stocked herbaceous borders lining the perimeter. A greenhouse and arbor seat are tucked away at the rear of the garden. Steps lead to the garage, and a side gate provides access to the front driveway. The detached double garage features up-and-over doors and a high-pitched roof, which could potentially be converted into a granny flat or separate office (subject to planning). The private block paved driveway offers ample parking.

## Situation

The lovely village of Loxley, steeped in Warwickshire history, sits on an elevated position amidst stunning rolling countryside. The village offers a local inn, church, and primary school, while a broader range of amenities is available in nearby Wellesbourne (2.5 miles).

## Post Code

CV35 9HQ

Tenure - Freehold

Viewing - Strictly by appointment only with the agents.

## Fixtures & fittings

All those items regarded as tenant's fixtures and fittings, with the exception of the fitted carpets, specified curtains, and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.









# Oldborough Drive, Loxley

Total Approx. Floor Area 215.00 Sq.M. (2315 Sq.Ft.)

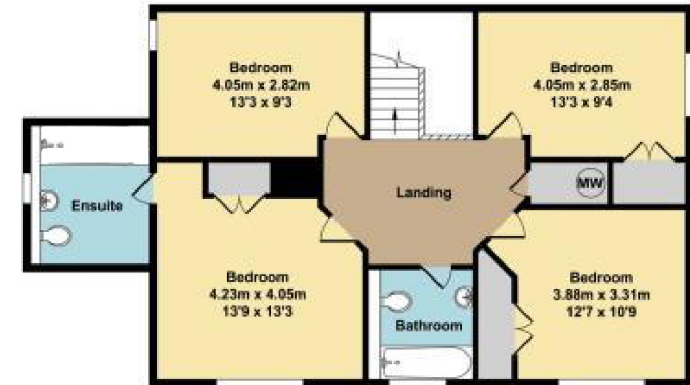
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 89.57 Sq.M.  
(964 Sq.Ft.)



Garage  
Approx. Floor  
Area 40.00 Sq.M.  
(431 Sq.Ft.)



First Floor  
Approx. Floor  
Area 85.03 Sq.M.  
(915 Sq.Ft.)



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#### NOTICE

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