





# FOR STARTERS



ASKING PRICE  
£375,000

## MAIN COURSE

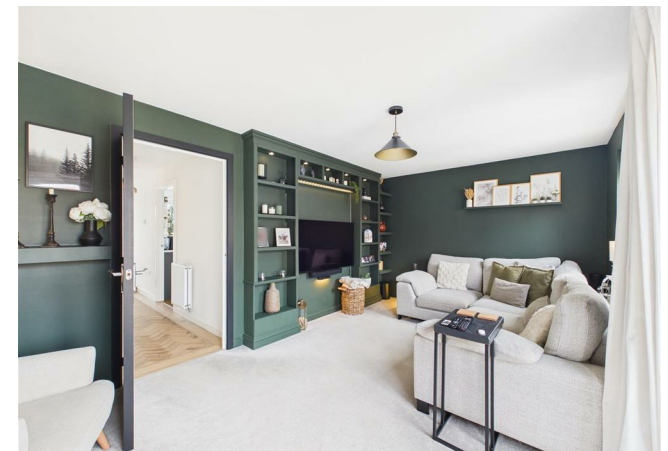
Situated on an exclusive private road and enjoying breathtaking open countryside views to the front, this exceptional four-bedroom, three-storey family home offers stylish, contemporary living in a truly enviable setting. Beautifully presented throughout and boasting off-road parking, a detached garage and a fantastic south-west facing garden, this is a home that effortlessly combines space, style and practicality.

To the front, a generous driveway provides ample off-road parking and leads to the detached garage, whilst a gated side access opens into the rear garden. As you step inside, you are welcomed by a bright and inviting entrance hallway, with an attractive view straight through to the garden beyond.

Positioned to the right is a convenient downstairs WC, whilst to the left is a stunning open-plan kitchen/dining room. Fitted with a stylish range of modern wall and base units, the kitchen has been thoughtfully designed with both everyday family life and entertaining in mind. A window above the sink frames uninterrupted countryside views to the front, making even the simplest of tasks a pleasure. There is plenty of space for a family dining table, creating a wonderful social hub, whilst a useful understairs storage cupboard provides the perfect place for coats, shoes and household essentials.

Spanning the full width of the property is the impressive living room, a wonderfully versatile space designed for modern family living. A bespoke media wall creates a sleek focal point whilst maximising floor space, allowing room for two separate seating areas if desired. French doors, together with an additional window, flood the room with natural light and provide lovely views over the private rear garden.

The first floor offers three beautifully presented bedrooms. Two are generous double rooms, both tastefully decorated, whilst the third is an excellent sized single bedroom, currently utilised as a home office but equally suited as a child's bedroom or nursery. These rooms are all served by a contemporary family bathroom.





Occupying the entire second floor is a magnificent principal suite, creating a luxurious retreat away from the rest of the home. Elevated above the neighbouring properties, the panoramic countryside views from this room are simply stunning. Offering excellent proportions, there is ample space for a large bed and additional furniture, with flexibility to arrange the room to suit your own lifestyle. Completing the suite is a modern en-suite shower room.

Outside, the rear garden is a real highlight. Enjoying a highly sought-after south-west facing aspect, it benefits from sunshine throughout the afternoon and into the evening. A generous patio provides the perfect spot for outdoor dining and entertaining, whilst the lawn offers plenty of space for children to play or keen gardeners to enjoy. A door from the garden provides access to the garage!

Homes of this quality, in such an enviable position with stunning countryside views and spacious accommodation arranged over three floors, are rarely available. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - B



South West Facing



Mains Gas, Electric,  
Water, Drainage



Gas Central Heating



Wellesbourne C of E  
Primary  
Kinton High School

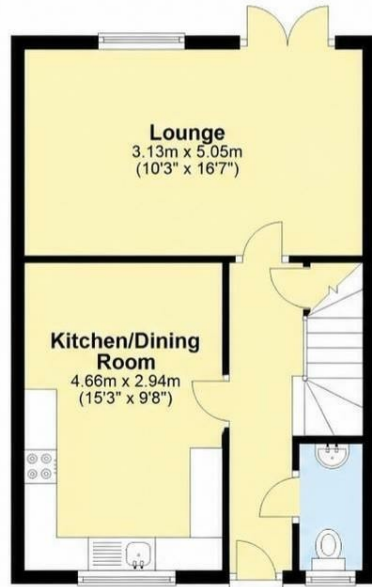
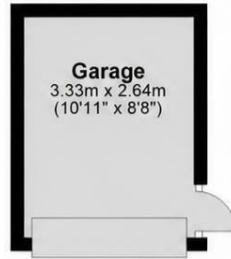
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A LOOK INSIDE?  
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### Ground Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



### First Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



### Second Floor

Approx. 30.1 sq. metres (323.7 sq. feet)



Total area: approx. 118.8 sq. metres (1279.0 sq. feet)

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