




EDWARDS
ESTABLISHED 2007

**LUDDINGTON ROAD
LUDDINGTON CV37 9SF**

FOR STARTERS



OFFERS IN EXCESS OF
£695,000

MAIN COURSE

An exceptional five-bedroom extended family home, occupying a substantial plot with beautifully landscaped gardens, an abundance of versatile living spaces and driveway parking for up to six vehicles. Beautifully presented throughout, this truly outstanding home offers over three floors of spacious accommodation, perfectly suited to modern family life.

From the moment you arrive, it is clear this is a home of real quality. Set back from the road, the property enjoys an elevated position, allowing beautiful far reaching views to the front and back whilst offering an excellent degree of privacy.

Stepping inside, the sense of space is immediate. The property benefits from two separate entrances, with the side entrance opening into a superb boot room, providing an ideal space for coats, shoes, school bags, and additional storage. There is also access to a loft space. This practical area flows into an incredibly spacious utility room which is almost a second kitchen in itself. Fitted with additional storage, worktops, a double twin sink and external access to the garden, it offers the perfect solution for busy family living whilst enjoying delightful views across the rear garden.

Designed with both entertaining and everyday family life in mind, this incredible open-plan space to the rear offers everything a buyer could wish for. The well maintained kitchen occupies its own dedicated area and enjoys an extensive range of cabinetry, Belfast sink, generous worktop space and dual-aspect windows, creating a wonderfully bright and practical environment for cooking. Opposite the kitchen sits a dedicated dining area, perfectly positioned in front of French doors leading directly onto the garden, creating a seamless connection between inside and out during the warmer months.

Flowing from the dining area are three individual living spaces, each offering their own purpose whilst remaining wonderfully connected. Whether you're entertaining guests, enjoying family movie nights or simply looking for a quiet corner to relax, there is a space for everyone. Two of these reception areas benefit from French doors opening onto the garden, flooding the room with natural light, whilst the cosy snug is centred around a Portland stone fireplace with an open fire, creating the perfect atmosphere throughout the winter months.

To the front of the property is a further reception room which offers complete flexibility. Featuring a beautiful log-burning stove, an attractive bay window and elevated views to the front, this room provides the perfect retreat away from the main living accommodation and could equally serve as a formal sitting room, playroom or additional family room. Completing the ground floor is a contemporary shower room.

The spacious first floor landing continues the feeling of light and space found throughout the home and leads to four exceptionally well-proportioned bedrooms. The impressive principal bedroom overlooks the rear garden and benefits from an extensive range of fitted wardrobes and bedroom furniture together with access to a stylish modern shower room. Bedrooms two and three are both generous doubles, each complete with stunning floor-to-ceiling fitted wardrobes, ensuring storage is never a concern. Bedroom four is currently utilised as a superb home office and has been thoughtfully fitted with bespoke cabinetry, drawers and desk space, making it ideal for those working from home whilst easily reverting back to a bedroom if required. The family bathroom completes this floor, being fully tiled and fitted with a modern three-piece suite.

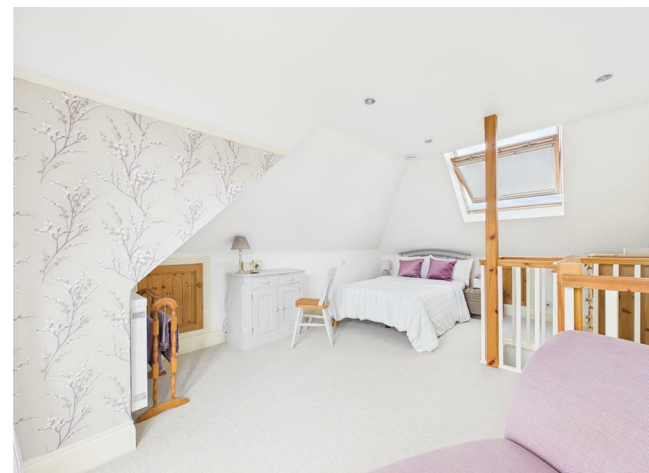
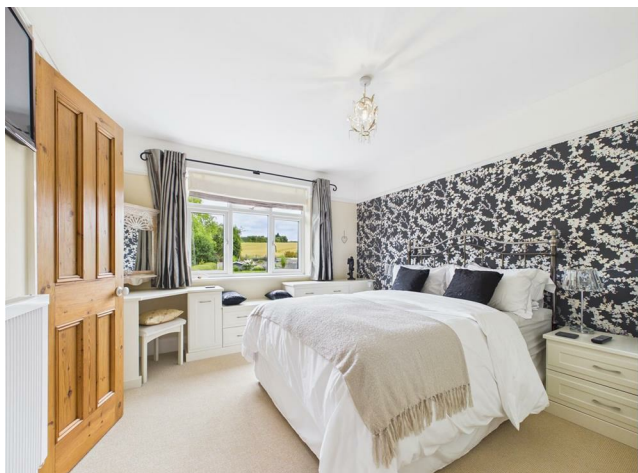


Occupying the entire second floor is a fantastic fifth bedroom, creating an ideal guest suite, teenage retreat or principal bedroom. A delightful Juliet balcony overlooks the stunning rear garden and enjoys far-reaching views beyond, whilst generous eaves storage provides excellent practicality. Subject to the necessary consent there are professional plans drawn up to add an en-suite and create additional floor space.

The gardens are every bit as impressive as the house itself. Beautifully landscaped and considerably larger than many comparable homes, the rear garden has been thoughtfully designed to provide a variety of spaces for the whole family to enjoy. Immediately outside the property is a substantial patio area as well as a working well.

At the far end of the garden is another superb entertaining area, complete with contemporary tiling, a decked seating terrace and a large storage shed. Raised landscaped steps lead to a stunning elevated viewpoint where you can sit, relax and enjoy uninterrupted views towards the greenway and back across the beautiful gardens towards the house itself.

Offering exceptional living space, five generous bedrooms, multiple reception areas, extensive parking and one of the finest gardens you are likely to find, this outstanding family home effortlessly combines style, practicality and versatility. Homes of this calibre rarely become available, and early viewing is strongly recommended to fully appreciate everything this exceptional property has to offer.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - C



EPC
Band - F



South West



Mains Electric,
Water, Drainage



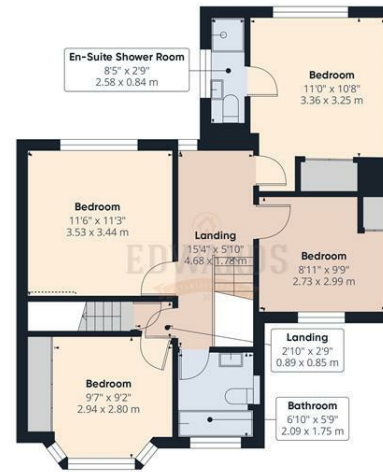
Electric Heating



Shottery Primary
Stratford Grammar

WHY NOT TAKE
A LOOK INSIDE?
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Approximate total area⁽¹⁾

1768 ft²
164.2 m²

Reduced headroom

64 ft²
6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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