



FOR STARTERS



OFFERS IN EXCESS OF
£595,000

MAIN COURSE

A Truly Exceptional Character Home in a Private Courtyard Development

An absolutely stunning three-bedroom semi-detached character home, situated within an exclusive courtyard-style development of just nine properties, constructed by Chase Homes in 2002 and occupying a desirable corner position on a private road. Beautifully presented throughout, this deceptively spacious home seamlessly combines character features with versatile modern living, offering three bedrooms, three bathrooms, two reception rooms and an impressive open-plan kitchen/breakfast/study/family room. Externally, the property benefits from a private West-facing rear garden, driveway parking and a single garage. Set amidst the beautiful rolling Warwickshire countryside, this really is a wonderful home in a peaceful and highly desirable village setting.

The Property:

Church Fields is an attractive and exclusive development approached via a private road, comprising just nine individual character homes. The property occupies a particularly appealing corner plot, enjoying a good degree of privacy and a wonderful sense of space.

The property is approached over a gravelled driveway providing parking for multiple vehicles, with access to the single garage. A pedestrian gate to the side provides convenient access into the rear garden.

The home itself is set behind a charming walled foregarden, with a paved pathway leading to the stable-style front door beneath a canopy porch. Stepping inside, the welcoming reception hall immediately sets the tone for the beautifully maintained accommodation, with feature coving, staircase rising to the first floor and useful understairs storage.

The downstairs WC is conveniently positioned off the hallway and features an obscure double-glazed window, WC and wash hand basin. The sitting room is a particularly impressive reception space. A large front-facing window allows plenty of natural light into the room, whilst a pair of patio doors provide a lovely outlook and direct access to the rear garden. The room has a wonderful focal point in the form of a feature fireplace with timber beam mantel, inset wood-burning stove and tiled hearth, creating a warm and inviting atmosphere. Feature coving and a radiator complete the room.

The separate dining room provides an excellent space for formal entertaining and family meals, with feature coving, front-facing window and attractive herringbone flooring adding further character. A recently refitted utility room provides excellent practical space, with a range of wall and base units, work surfaces, inset stainless-steel sink, built-in combination oven and space and plumbing for both a washing machine and tumble dryer.

However, it is the exceptional open-plan kitchen/breakfast/study/family room that is undoubtedly the heart of this wonderful home. This superb space has been thoughtfully designed to provide a combination of cooking, dining, working and relaxing areas, whilst creating a fantastic environment for both everyday family life and entertaining. From the kitchen, the space opens into the wonderful breakfast/study area, which is flooded with natural light courtesy of the pitched glazed roof and full-height double-glazed windows overlooking the side and rear gardens. A pair of patio doors open directly onto the garden, whilst built-in pantry-style storage and space for a desk provide both practicality and flexibility.



First Floor

A staircase rises to the first-floor landing, where a Velux window provides additional natural light. From here, all three bedrooms and the family bathroom are accessed.

The principal bedroom suite is truly impressive. The bedroom area features a pair of double-glazed doors opening onto a Juliet-style balcony, creating an attractive outlook and allowing plenty of natural light into the room. A comprehensive range of built-in wardrobes provides excellent storage. The bedroom opens into a separate dressing area, again benefiting from built-in wardrobes, a Velux window and space for a dressing table, creating a wonderful sense of luxury and practicality. This room is completed by a beautifully appointed en-suite shower room, featuring a glazed shower enclosure with mains-fed shower and separate attachment, WC and vanity unit with inset wash hand basin. The room benefits from full-height tiling, tiled flooring and two useful built-in storage cupboards.

Bedroom Two is another generous double bedroom, featuring two Velux windows, built-in wardrobe storage and feature coving. This room also benefits from its own en-suite shower room. The third bedroom is a well-proportioned room with a front-facing double-glazed window and a built-in wardrobe, making an ideal bedroom for a child, guest or home office if required.

Completing the first floor is the family bathroom, which features a panelled bath with glazed screen, shower attachment and mixer tap, WC and pedestal wash hand basin. A Velux window provides natural light, whilst feature panelling/tiling, tiled flooring and a shaver point complete the room.

The property enjoys a particularly attractive West-facing rear garden, which is beautifully established and thoughtfully planted. A neat central lawn is surrounded by mature borders containing a wonderful variety of plants, shrubs and trees, creating a private and tranquil outdoor space.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band - E



South West Facing



Mains LPG, Electric,
Water, Drainage

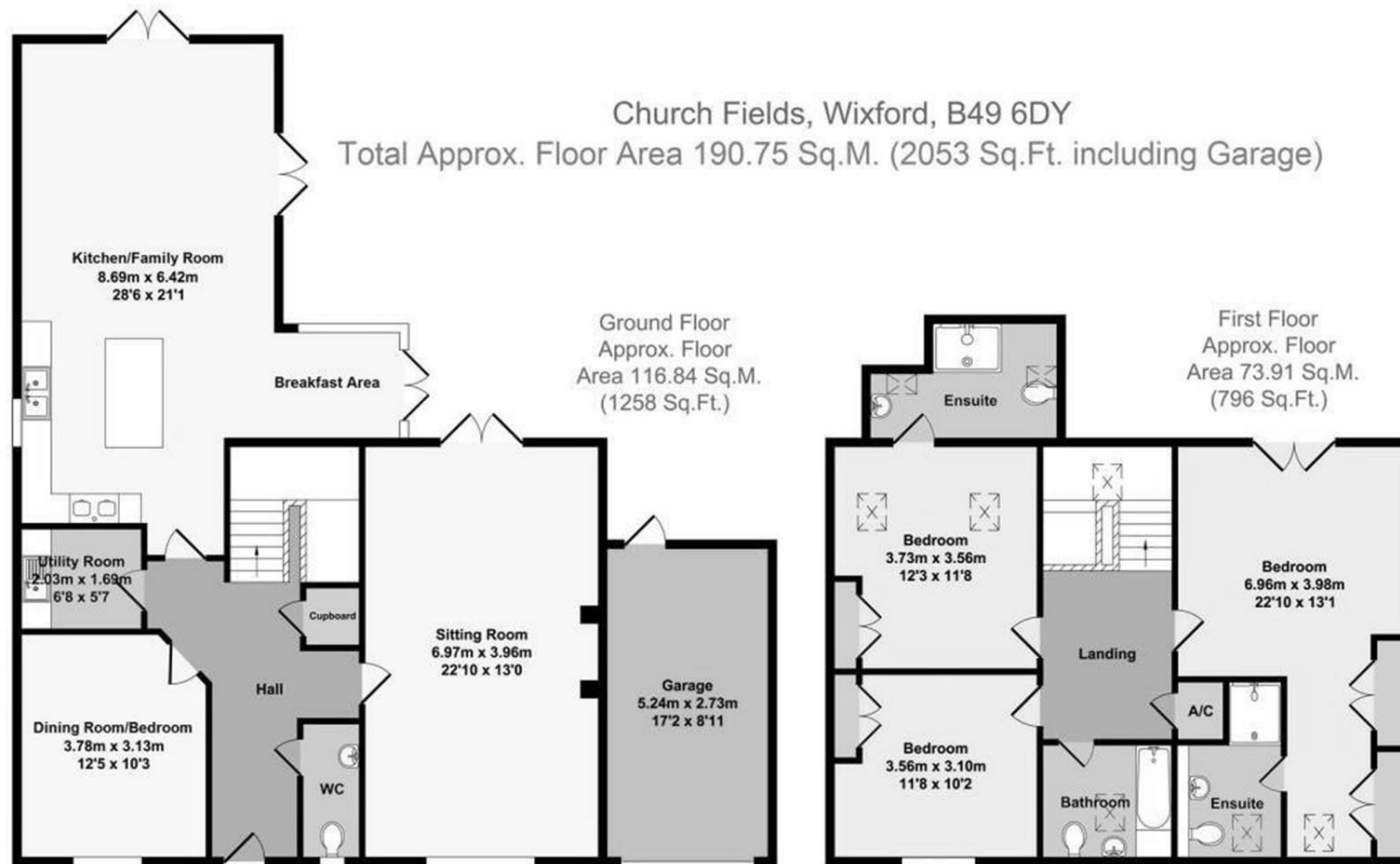


LPG Heating



King Edward VI
School

WHY NOT TAKE
A LOOK INSIDE?
GIVE US A CALL
01789 414222



**FOR MORE INFO AND
TO SEE OUR OTHER
LOVELY PROPERTIES
CHECK OUT OUR WEBSITE**

MOVEWITHEDWARDS.CO.UK

**HAVE YOU GOT
A PROPERTY
TO SELL?
WE'D LOVE TO
HAVE A CHAT
01789 414222**

**DID YOU KNOW WE ALSO
DO MORTGAGES.
FOR FREE ADVICE
SPEAK TO
ONE OF OUR
CONSULTANTS**

