





A new five bedroom detached "barn style" home enjoying a large garden and with the added advantage of a coppice area to the side of the property providing stunning views over the rolling countryside.

Situated on a small private courtyard development of just four houses and located in centre of this the picturesque village of Halford.

Comprising on the ground floor entrance hall with cloakroom and utility room, separate office, bespoke contemporary Shaker style kitchen family dining room with fully integrated appliances and granite worksurfaces over with bifold doors leading out the rear garden with patio area, living room with two sets of bifold doors which lead out the large garden which includes a coppice having stunning views over the rolling countryside.

On the second floor there are five bedrooms, with the principle bedroom having an ensuite shower room and bedroom two also having an ensuite, family bathroom fitted with Roca sanitary ware and Bristan bath fittings. Double garage with electrically operated remote garage door, extensive driveway parking and gardens.

With all the advantages of a new home and set in the village of Halford, this is a fabulous opportunity to purchase a brand new home finished to a high level of specification. Benefitting from little extras like underfloor heating on the ground floor and radiators to the first floor with an Air Source Heat Pump providing central heating and hot water. Hardwood flooring to the hall, utility, cloakroom and open plan kitchen, dining family room, carpets to the rest of the house. 10 Year Premier Guarantee.



## SPECIFICATION

### General

- Oast Russet Warwickshire Red Brickwork
- Natural Slate Roof
- Feature composite and zinc cladding
- Composite double glazed windows, Anthracite externally, white internals.
- Aluminium bi-fold doors with level thresholds
- Feature composite entrance door with fullheight glazing
- Lindab steel rainwater goods (gutters and down pipes) powder-coated in Anthracite Grey

### Heating, Plumbing & Electrics

- Air source Heat Pump providing central heating and hot water
- Underfloor heating downstairs, radiators to first floor
- Roca sanitary ware and Bristan bathroom fittings, mains supply thermostatic shower, glass screens to shower enclosures and towel radiators.
- LED down-lighting throughout
- Satin chrome switches and sockets throughout
- Pre-wired throughout for satellite and TV
- Intruder Alarm
- Fire detection

### Fixtures & Fittings

- Bespoke fitted kitchen with SMEG appliances
- Granite Worktops
- Bathrooms and cloakroom tiled floor to ceiling on "wet" walls
- Hardwood flooring to hall, utility, WC and open plan kitchen/diner/family room
- Carpet throughout rest of house
- Electrically operated remote garage door

### Outside

- Outside lighting
- Tarmacadam Private entrance road and driveways
- Outside tap and power socket
- Patio area to rear
- Timber fencing to garden boundaries
- Seeded lawn areas
- Landscaped front gardens
- The communal parts and control of, will be shared equally between the four plots.

N.B. The developer reserves the right to change any item to an equivalent specification

## ADDITIONAL INFORMATION

**TENURE:** Freehold Purchasers should check this before proceeding. Service charges TBC

**SERVICES:** We have been advised by the vendor there is mains water, electricity and mains drainage are connected to the property. Air Source Heat Pumps provide the central heating and hot water with underfloor heating downstairs and radiators to the first floor. However, this must be checked by your solicitor before the exchange of contracts. There will be a Management Company comprising of the four property owners and they will own the Common parts, the Maintenance charge will be minimal, further details on request.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to not yet be assessed.

**ENERGY PERFORMANCE CERTIFICATE RATING:** TBC

**VIEWING:** By appointment only through Harts Homes.

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale

Plot 3, The Bowling Green, Fosse Way, Halford  
 Total Approx. Floor Area 228.90 Sq.M. (2464 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
 Approx. Floor Area 122.20 Sq.M. (1315 Sq.Ft.)

First Floor  
 Approx. Floor Area 106.70 Sq.M. (1149 Sq.Ft.)