



St Michaels Close, Rugby, CV21 1AS



GUILD HOUSE
Estate Agents



'The Beeches' is an executive detached property and is presented in immaculate condition boasting stylish and spacious accommodation throughout to comprise: entrance hallway with under-stairs storage cupboard, cloakroom/w.c, a generous lounge benefiting from bi-folding doors leading onto the patio and, completing the ground floor is a stunning lifestyle kitchen/family room. The kitchen is fitted with white and graphite dual colour contemporary style units, breakfast bar and integrated appliances to include fridge/freezer, dishwasher, built in oven, microwave, gas hob and extractor, all perfectly complimented by high quality composite square edge work surfaces and wood grain effect floor tiles. The kitchen moves seamlessly into the dining area and then opens up into a fabulous family room with bi-folding doors leading into the garden, this is an outstanding space within the home. To the first floor the well proportioned master bedroom and en-suite instantly impresses you with its exposed roof truss and a vast glazed apex which has feature opening doors and juliet balcony. There are an additional three good sized double bedrooms one with built in wardrobes and a spacious family bathroom with modern 'P' shaped shower bath and wall hung vanity basin. Built with sustainably at heart, this gorgeous family home boasts an in-built heat recovery and ventilation system which ensures year-round comfort and helps lower energy bills for occupants of the modern airtight home. The property further benefits from double glazing, gas central heating, underfloor heating throughout the ground floor and boarded loft.

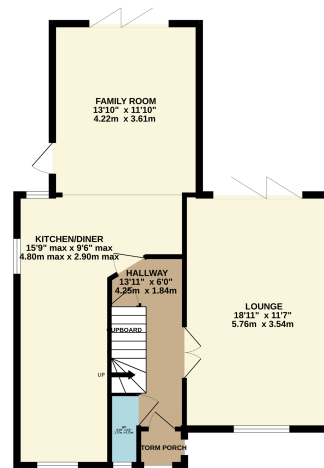
Externally this fantastic detached property continues to 'wow' you with a good sized south facing rear garden, fully landscaped to provide stylish entertaining space and outdoor living. The bespoke bar is a brilliant addition to the garden, originally constructed around a mature tree it has a fully working bar, an expansive decked area with 'swim spa' and seating. With mature hedgerows fully enclosing the garden there is a huge degree of privacy, there's a well tended lawn, a secret garden and a choice of patios for garden furniture. More recently a small fully insulated timber cabin has been added to the garden with full electrics, heating and water supply and to the side of the house there is secure gated access to the driveway and detached garage where there is ample parking.



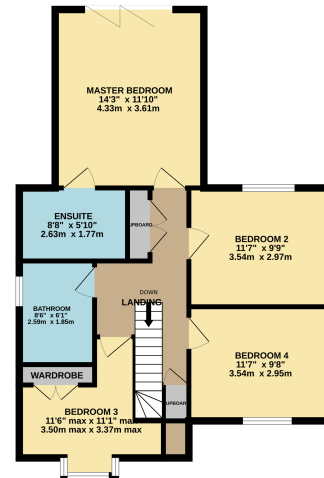
- EXCLUSIVE DEVELOPMENT
- DETACHED
- FOUR DOUBLE BEDROOMS
- FABULOUS LIFESTYLE KITCHEN/FAMILY ROOM
- WELL PROPORTION LOUNGE
- GENEROUS MASTER BEDROOM WITH EN SUITE
- GROUND FLOOR CLOAKROOM/W.C
- UNDERFLOOR HEATING AND HEAT RECOVERY SYSTEM
- LANDSCAPED SOUTH FACING REAR GARDEN WITH BAR & SWIM SPA
- DESIRABLE LOCATION
- EPC RATING-B
- LAPSED PLANNING FOR GRANNY ANNEXE



GROUND FLOOR



1ST FLOOR



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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