





A development of four individual bespoke homes, built in Oast Russet Warwickshire Red brickwork with a Natural Slate Roof and feature composite and zinc cladding.

A new 4 bedroom detached "barn style" home situated on a small private courtyard development of just four homes located in the centre of this picturesque village of Halford. Set back from the road, 1 The Bowling Green comprises, on the ground floor, a fabulous open plan family/dining room/kitchen which boasts a bespoke contemporary Shaker style kitchen with fully integrated appliances and sliding doors leading out to the rear garden. Separate utility room, cloakroom and study room and separate living room with doors leading out the rear garden.

On the second floor there are four bedrooms, with the principle bedroom having the added benefit of an ensuite shower room, there is also a family bathroom with Roca sanitary ware and Bristan bath fittings. Garage with electrically operated remote garage door, driveway with extensive parking and gardens.



## SPECIFICATION

### General

- Oast Russet Warwickshire Red Brickwork
- Natural Slate Roof
- Feature composite and zinc cladding
- Composite double glazed windows, Anthracite externally, white internals.
- Aluminium doors with level thresholds
- Feature composite entrance door with full height 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.

**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.

External photographs show 1 Bowling Green and internal photographs show an indicative finish and are of other plots on the development.

**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 4, The Bowling Green, Fosse Way, Halford  
 Total Approx. Floor Area 184.80 Sq.M. (1990 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.

