





Welcome to this stunning four-bedroom detached family home, on a development of just 5 homes. Uniquely crafted with an eclectic blend of Horton stone and traditional Warwickshire red brick, nestled in the charming village of Northend close to Southam. Boasting a spacious and thoughtfully designed layout, this property offers two rooms, open plan kitchen dining family room, study, utility room and three beautifully appointed bathrooms, perfect for modern family living.

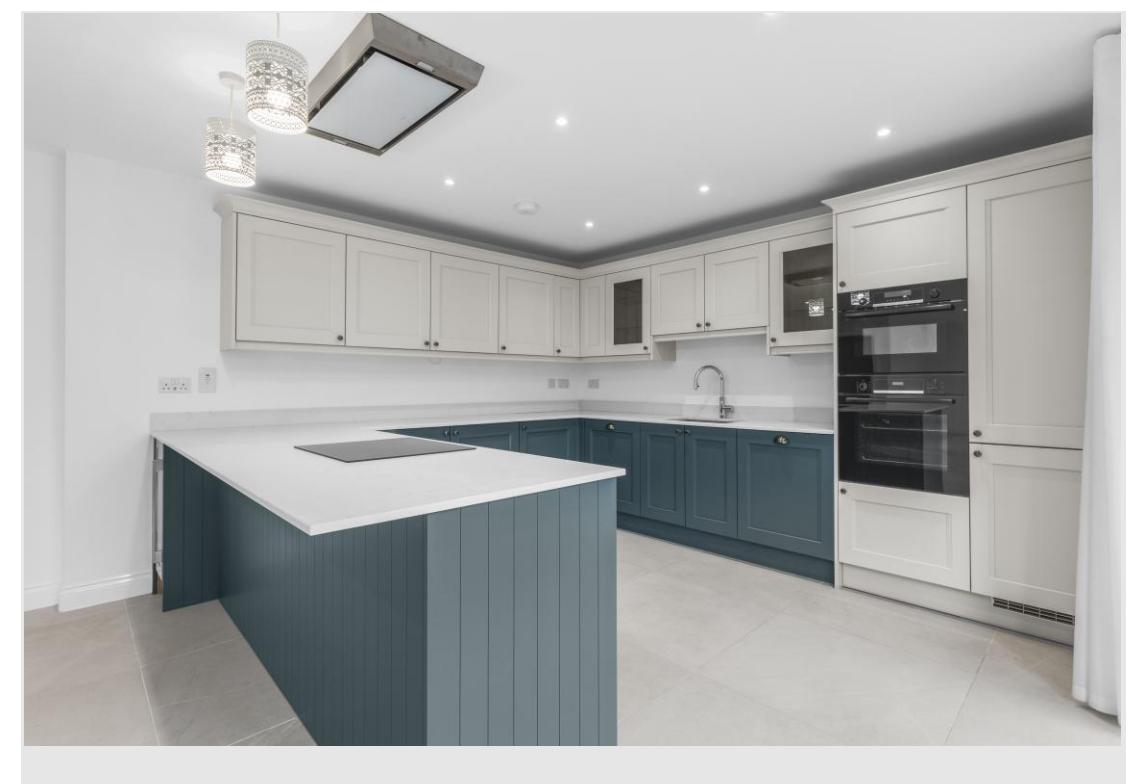
Step inside to a bright and inviting open plan kitchen, dining, and family room that forms the heart of the home. The kitchen features a solid wood Shaker style design, complete with high-quality integrated appliances and elegant Quartz worksurfaces with matching upstands. Separate study room and underfloor heating throughout the ground floor ensures cosy comfort, while a charming log burner in the separate living room creates a warm and welcoming atmosphere on chilly evenings.

The property benefits from an energy-efficient Air Source Heat Pump system, reflecting a commitment to sustainable living without compromising on comfort. Radiators fitted in all bedrooms, bathrooms, and ensuites complement the heating system, ensuring every room remains cosy year-round. The primary suites boasts a Juliet balcony and generous ensuite, three further bedrooms, one being ensuite and main bathroom featuring Premium Roca Ona sanitaryware paired with sleek Hansgrohe brassware.

Outside, there is a oak parking barn providing parking and storage space. Pleasant rear garden ideal for relaxing or entertaining.

Additional features of this exceptional home include a Premier Guarantee with approximately 8 years remaining giving you peace of mind in your investment.

Located in this charming village, this beautiful detached house combines traditional charm with modern luxury and exceptional craftsmanship. From the solid wood kitchen to the carefully selected finishes throughout, every detail has been considered to create a warm, welcoming, and elegant home ready for you to move into and enjoy.





## Specification

### KITCHENS

A solid wood shaker style kitchen by Simply Burbage Kew Putty and Baltic Green with natural Hickory carcasses.

Work surfaces, Kitchen White Venato Quartz with upstands, cills and splash back behind hob, Utilities Laminate white Venato with matching upstands.

Bosch appliances throughout. Integrated appliances to kitchen areas, freestanding appliances to utilities.

Integrated fridge freezer, dishwasher, washing machine, space for tumble dryer.

Separate single oven and additional microwave combination oven.

Induction Hob.

Quooker tap.

Wine fridge

### BATHROOMS AND EN SUITES

Roca Ona sanitary ware with Hansgrohe brass ware

## INTERNAL FINISHES

White painted stair strings with oak accessories to newels balustrades handrails and capping.

Oak doors with brushed chrome ironmongery.

Engineered oak flooring or similar to Hallways.

Ceramic tiled floors to Kitchen/dining/family areas (where open plan areas) also utility and cloak rooms.

Sliding mirror wardrobes where stated.

## HEATING INSTALLATION

Air source heat pump system

Underfloor heating to ground floor, white radiators to all bedrooms, chrome radiators to bathrooms and ensuites.

Log burner to lounge.

## ELECTRICAL INSTALLATION

White electrical face plates throughout.

Downlighters throughout except for lounge has pendant lights and wall lights, bedrooms other than the master have pendant lighting.

## EXTERNAL FINISHES

Indian Sandstone paved patios and paths (colour variance as this is a natural product).

## WARRANTY

Premier Guarantee warranty with approximately 8 years remaining.

**TENURE:** Freehold Purchasers should check this before proceeding.

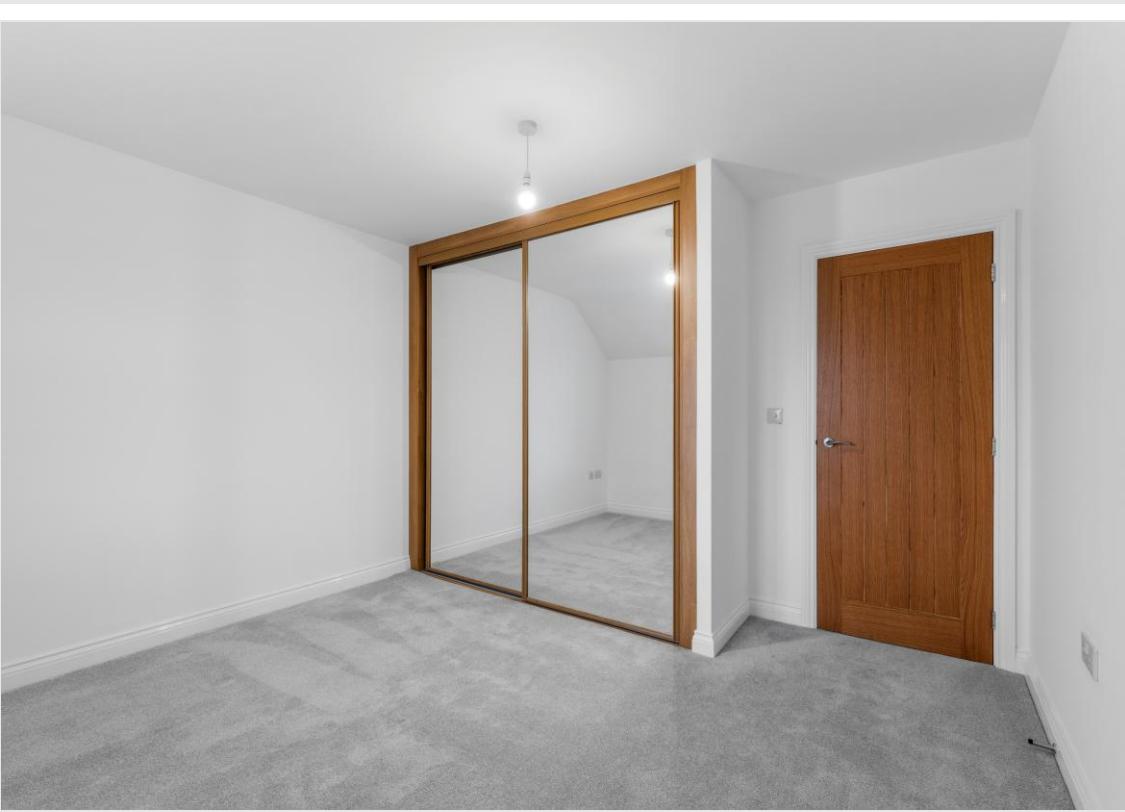
**SERVICES:** We have been advised by the vendor there is mains water, electricity and mains drainage connected to the property with heating provided by an Air Source Heat Pump. However, this must be checked by your solicitor before the exchange of contracts.

**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:** This is yet to be assessed.

**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 and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. 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.





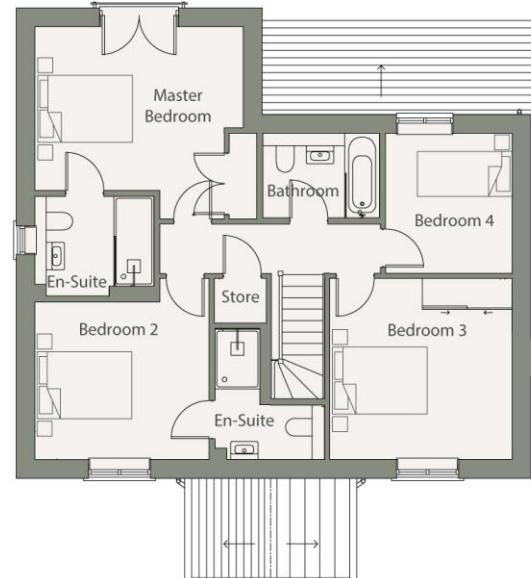
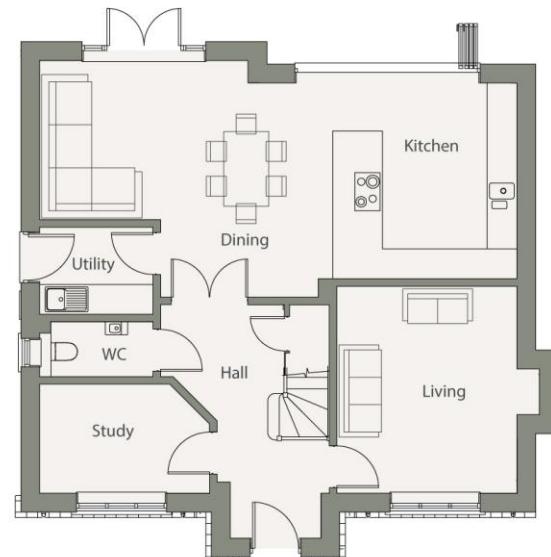
## THE BEACON (3 & 4) - 4 BED HOUSE

### GROUND FLOOR

Living	3.58m x 4.12m	11'9" x 13'6"
Study	3.41m x 2.19m	11'2" x 7'2"
Kitchen/Dining/Family overall dimensions open plan	9.58m x 4.75m	31'5" x 15'7"
Utility	2.28m x 1.75m	7'5" x 5'9"

### FIRST FLOOR

Master Bedroom	4.15m x 3.25m	13'7" x 10'8"
En-Suite	2.35m x 1.96m	7'8" x 6'5"
Bedroom 2	3.46m x 3.12m	11'4" x 10'3"
En-Suite 2	2.2m x 2.6m	7'3" x 8'6"
Bedroom 3	3.63m x 3.59m	11'10" x 11'9"
Bedroom 4	3.67m x 2.18m	12' x 7'2"
Bathroom	2.30m x 1.71m	7'6" x 5'7"



Please note the room measurements are taken from plans, so they may be subject to minor fluctuations with the physical rooms.