

# BENFIELD

Northend Warwickshire



LUXURY HOMES BY

GREVAYNE

*Country*

STRATFORD UPON AVON EST. 1972

# BENFIELD

Northend Warwickshire

Northend is a small village located in the beautiful county of Warwickshire. Situated in the heart of the countryside, Northend offers a tranquil and idyllic setting for its residents. Surrounded by rolling Burton Dassett hills, lush green fields, and charming woodland, the village boasts breathtaking natural scenery with 12th century All Saints Church just 2miles away, Northend is perfect location for outdoor enthusiasts and nature lovers. With its peaceful atmosphere and close proximity to nature, Northend provides an escape from the hustle and bustle of city life, allowing residents to enjoy a slower pace and a strong sense of community.

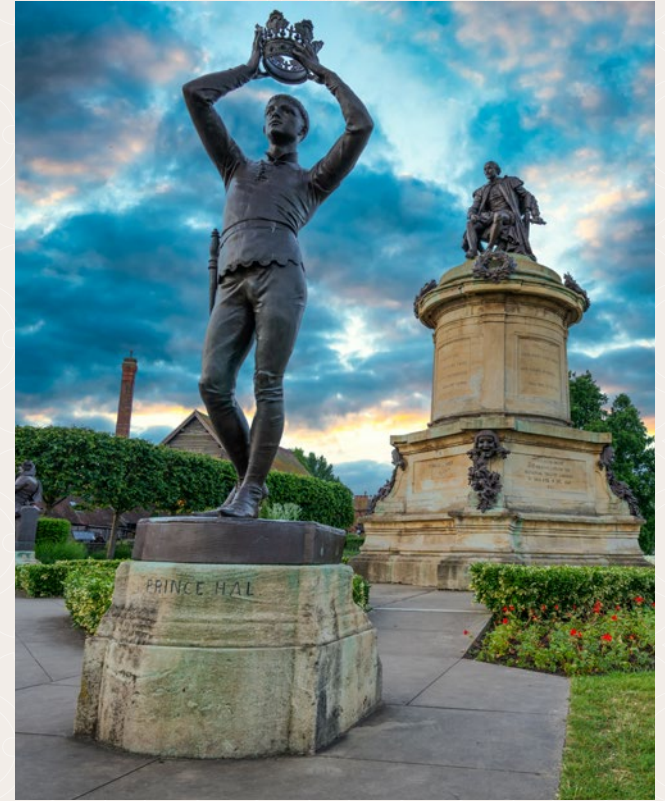
Despite its rural location, Northend benefits from being conveniently situated near major towns and cities in Warwickshire. The village is within easy reach of Stratford-upon-Avon, the birthplace of William Shakespeare, where visitors can explore historic sites, watch world-class theater performances, and immerse themselves in the rich cultural heritage of the area. Additionally, the bustling county towns of Warwick and Leamington Spa are nearby, offering a range of amenities, including shopping centres, restaurants, and leisure facilities. The location of Northend strikes a perfect balance between the tranquility of rural living and the accessibility of urban amenities, making it an ideal place to reside for those seeking a peaceful and well-connected community in Warwickshire.





BESPOKE HOMES  
BEAUTIFUL PLACES







THE DASSETT (1)

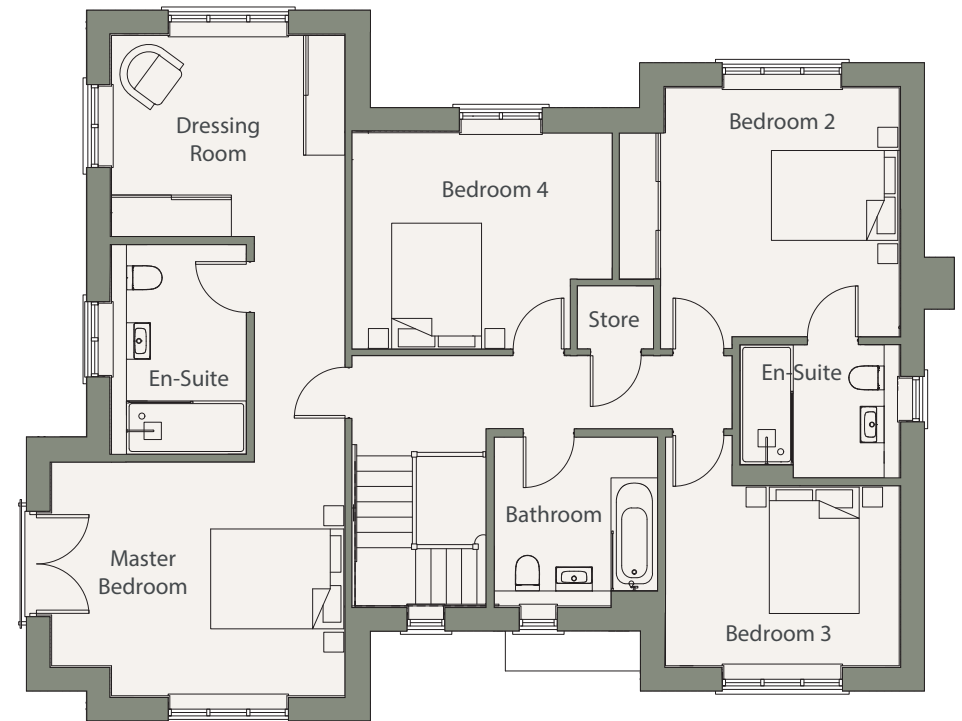
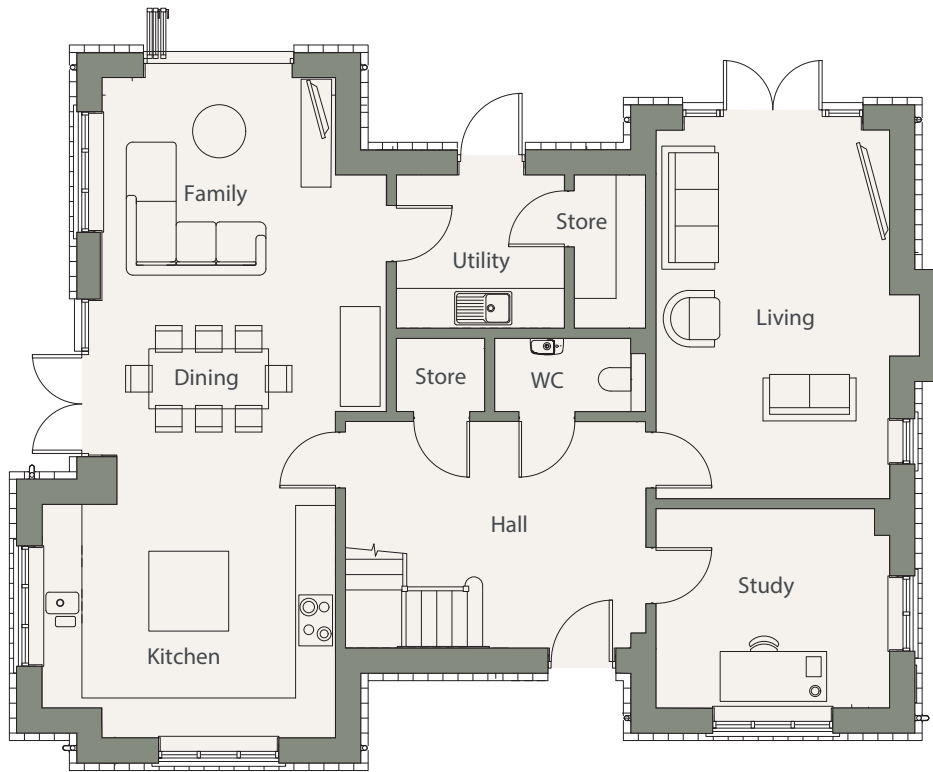
# THE DASSETT (1) - 4 BED HOUSE

## GROUND FLOOR

<b>Living</b>	3.47m x 5.50m	11'4" x 18'1"
<b>Study</b>	3.47m x 2.96m	11'4" x 9'8"
<b>Kitchen</b>	4.37m x 3.47m	14'4" x 11'4"
<b>Family/Dining</b>	3.47m x 6.37m	11'4" x 20'10"
<b>Utility</b>	2.48m x 2.27m	8'2" x 7'5"

## FIRST FLOOR

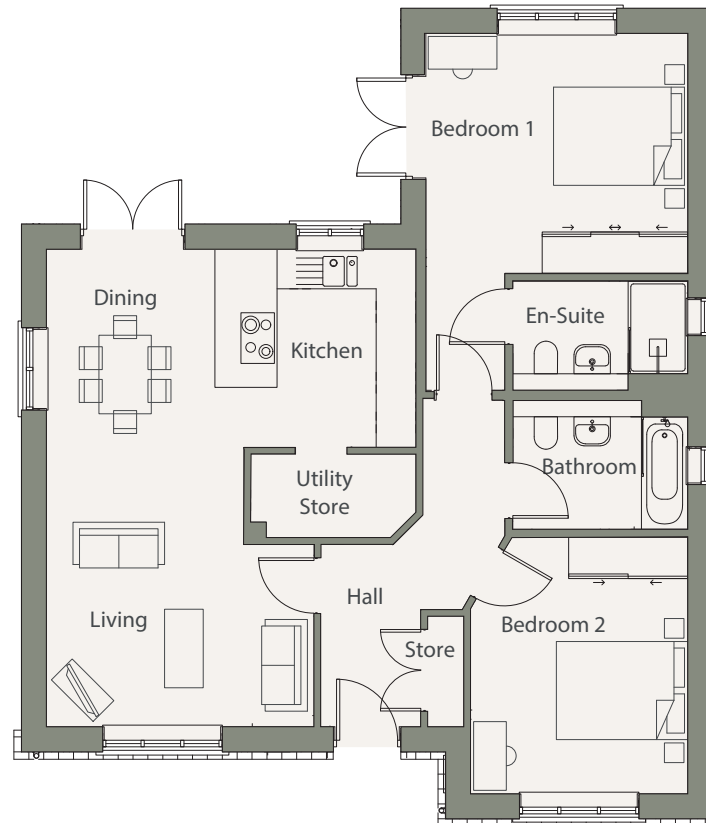
<b>Master Bedroom</b>	4.37m x 3.47m	14'4" x 11'4"
<b>En-Suite</b>	2.01m x 3.10m	6'7" x 10'2"
<b>Dressing Room</b>	3.47m x 2.98m	11'4" x 9'9"
<b>Bedroom 2</b>	4.21m x 3.74m	13'10" x 12'3"
<b>En-Suite 2</b>	2.35m x 2.00m	7'8" x 6'6"
<b>Bedroom 3</b>	3.47m x 2.66m	11'4" x 8'8"
<b>Bedroom 4</b>	3.92m x 3.24m	12'10" x 10'7"
<b>Bathroom</b>	2.47m x 2.55m	8'1" x 8'4"



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

# THE AVON (2 & 5) - 2 BED BUNGALOW

<b>Living max dimension</b>	4.00m x 4.12m	13'2" x 12'	<b>Bedroom 1</b>	3.92m x 3.59m	12'10" x 11'9"
<b>Dining</b>	2.99m x 3.10m	9'9" x 10'2"	<b>En-Suite</b>	2.60m x 1.61m	8'6" x 5'3"
<b>Kitchen</b>	2.56m x 2.86m	8'4" x 9'4"	<b>Bedroom 2</b>	3.24m x 3.84m	10'7" x 12'7"
<b>Utility Store</b>	2.55m x 1.24m	8'4" x 4'1"	<b>Bathroom</b>	2.60m x 1.91m	8'6" x 6'3"



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THE AVON (2 & 5)



THE BEACON (3 & 4)

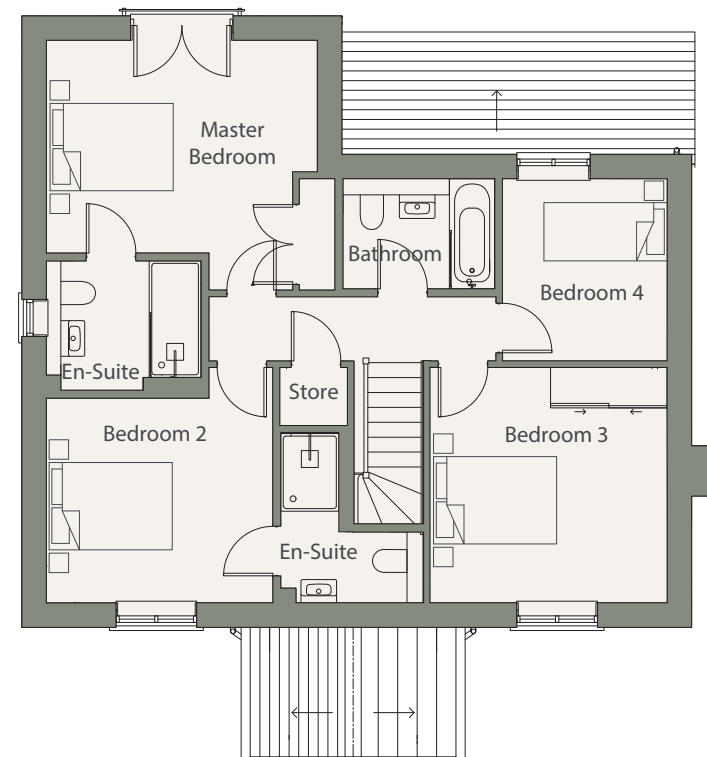
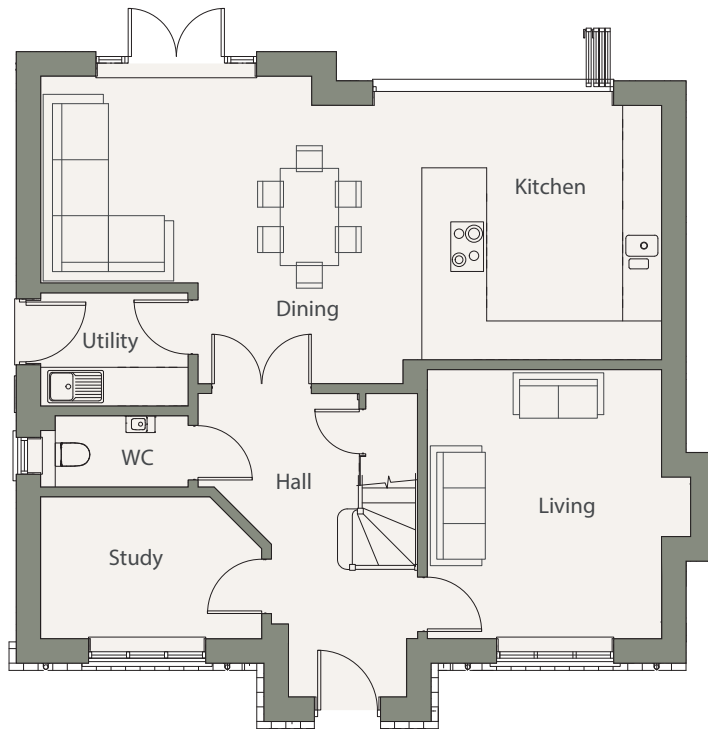
# THE BEACON (3 & 4) - 4 BED HOUSE

## GROUND FLOOR

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

## FIRST FLOOR

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

# INDICATIVE 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 for The Dasset (1) and The Beacon (3 & 4), integrated washer dryer in The Avon (2 & 5).
- 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

- The Dasset (1)  
Oak staircase with oak handrail, newels and balusters.
- The Beacon (3 & 4)  
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 in The Dasset (1) and The Beacon (3 & 4) only.

## 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

- 10 Year Premier Guarantee warranty.



**IMPORTANT:** The information in this brochure is for guidance only and each property is sold on an 'as seen' basis. All images and plans are indicative. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under Property Misdescriptions Act 1991. Although every care has been taken to ensure that this information is correct, contents do not constitute a contract, part of a contract or warranty. We reserve the right to change specification details.



THE DASSETT (1)



THE AVON (2 & 5)

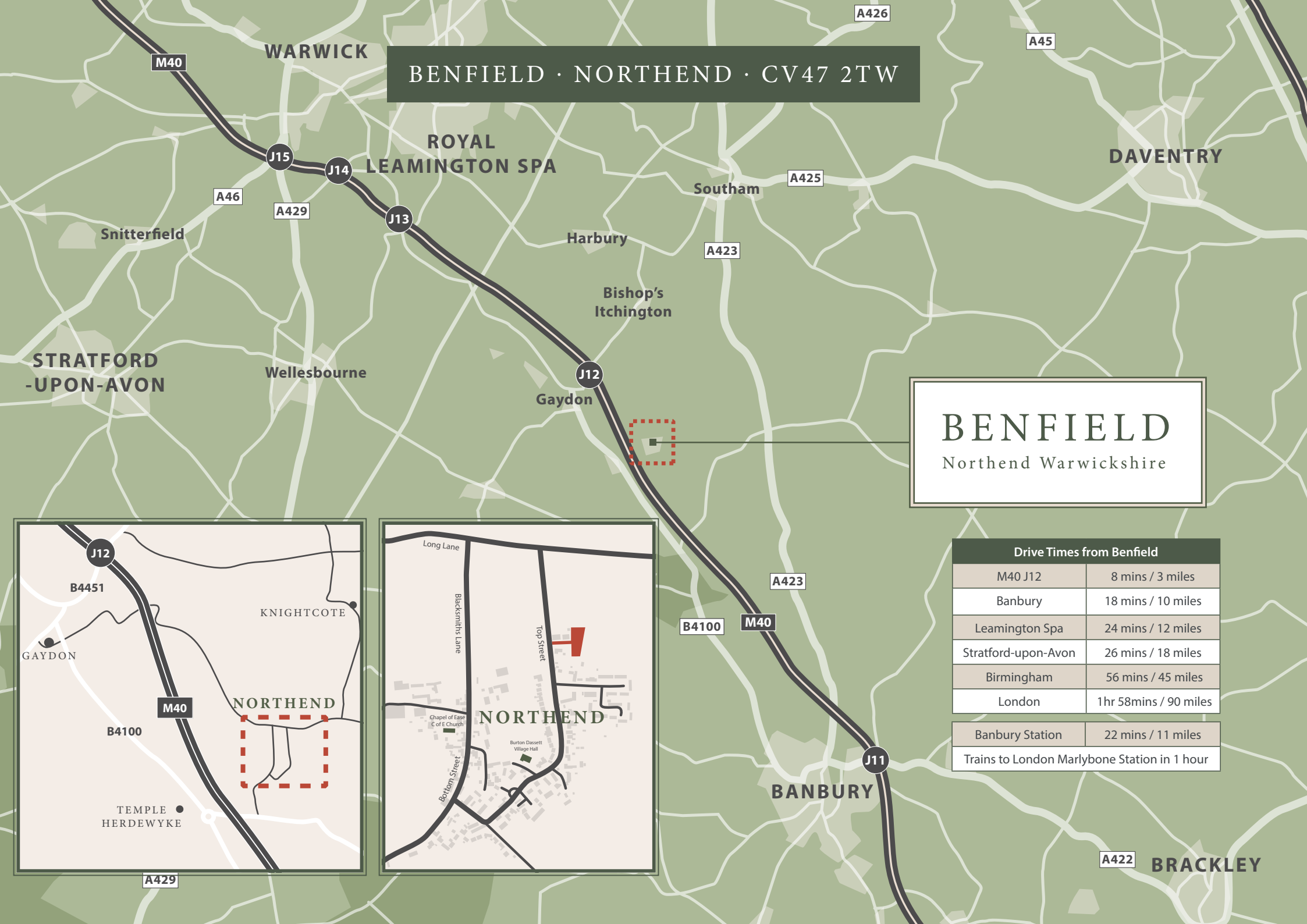


THE BEACON (3 & 4)

**BENFIELD · NORTHEND · CV47 2TW**

**BENFIELD**  
Northend Warwickshire

Drive Times from Benfield	
M40 J12	8 mins / 3 miles
Banbury	18 mins / 10 miles
Leamington Spa	24 mins / 12 miles
Stratford-upon-Avon	26 mins / 18 miles
Birmingham	56 mins / 45 miles
London	1hr 58mins / 90 miles
Banbury Station	22 mins / 11 miles
Trains to London Marlybone Station in 1 hour	





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## BESPOKE HOMES, BEAUTIFUL PLACES

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Grewayne, established in 1972, is based in Stratford upon Avon and focuses on bespoke homes, reflecting the local character of the places in which we build.

Our philosophy is to continuously strive for the highest standard of design and craftsmanship. By careful selection of materials and by setting our homes in prime, individual locations, we ensure every Grewayne home is a fine investment as well as a beautiful place to live.

Our design and construction team will endeavour to accommodate our purchaser's specific design requirements, subject to prior agreement and stage of construction. Please speak to our selling agent in the first instance.

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[grewayneproperties.com](http://grewayneproperties.com)

For further information please contact our agent:



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