

Peter Clarke
New Homes



The Lankett
Mill Lane
Fenny Compton



Mill Lane

Fenny Compton CV47 2XT

Development of four brand new detached houses built to a high specification and approached via private gated access. Comprises magnificent kitchen, dining, living room with bespoke shaker style kitchen, living room, four bedrooms with ensuite and dressing room to master, garage and gardens with open views to rear.

- Development of four brand new detached houses
- Private gated access
- Kitchen, dining, living room with Shaker style kitchen with SMEG appliances and bifold doors to rear
- Separate living room with feature fireplace with wood burning stove
- Master bedroom with fitted wardrobes, ensuite and dressing room
- Three further bedrooms
- Family bathroom with Roca sanitaryware and Bristan bathroom fittings
- Single garage
- Landscaped front gardens
- Mitsubishi Air Source heat pumps providing central heating and hot water

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The Lankett, Mill Lane, Fenny Compton

A development of four brand new properties built to a very high specification and boasting views over open countryside. The properties are built from Oast Russett Warwickshire Red Brick and are approached through a private access with electric gates. These energy efficient homes offer central heating and hot water provided by Mitsubishi Air Source heat pumps with underfloor heating downstairs, radiators to first floor. There is hardwood flooring to hall, utility and open plan kitchen/diner/family room with carpets throughout the rest of the house.

All of these houses are approached through a "pivot" entrance door leading to hallway with doors off to separate lounge with feature fireplace and wood burning stove. Wonderful open plan kitchen, dining, family rooms feature Shaker style fitted kitchen and island with SMEG appliances and granite worktops. Bifold doors leading out to the granite patio and rear garden. There are also separate utility and cloakrooms on the ground floor.

To the first floor you will find the master bedroom with fitted wardrobes, dressing room and ensuite bathroom, three further bedrooms, family bathroom, loft access and linen cupboard.

Outside to the front there is a tarmac driveway leading to the single garage with electrically operated remote door and landscaped front garden. To the rear of the property there is a patio area with silver grey solid granite slabs and seeded lawn area.

FENNY COMPTON Nestled in the South Warwickshire countryside between the Burton Dassett Hills and the Oxford Canal, Fenny Compton is the perfect rural village that has so much to offer. Positioned between Banbury and Leamington Spa it is steeped in history.

Positioned in beautiful countryside, Fenny Compton is a vibrant community with plenty of amenities including two public houses, church and a chapel. It also has a primary school, a modern doctors surgery, village shop, hairdressers with beauty salon as well as a maintained fire station

LIVING ROOM 1 18' 3" x 15' 0" (5.56m x 4.57m)

UTILITY ROOM 8' 9" x 7' 3" (2.67m x 2.21m)

KITCHEN/DINING/LIVING ROOM 26' 11" x 22' 11" (8.2m x 6.99m)

MASTER BEDROOM 16' 7" x 15' 0" (5.05m x 4.57m)

BEDROOM TWO 11' 3" x 8' 8" (3.43m x 2.64m)

BEDROOM THREE 13' 5" x 11' 3" (4.09m x 3.43m)

BEDROOM FOUR 11' 4" x 9' 10" (3.45m x 3m)

SINGLE GARAGE 16' 10" x 9' 0" (5.13m x 2.74m)

SPECIFICATION

General

- Oast Russet Warwickshire Red Brickwork
- Natural Slate Roof
- Private Gated Access
- Composite double glazed windows, Anthracite externally, white internals.
- AlUk aluminium bi-fold doors with level thresholds
- Bespoke "pivot" entrance door.
- Lindab steel rainwater goods (gutters and down pipes) powder-coated in Anthracite Grey

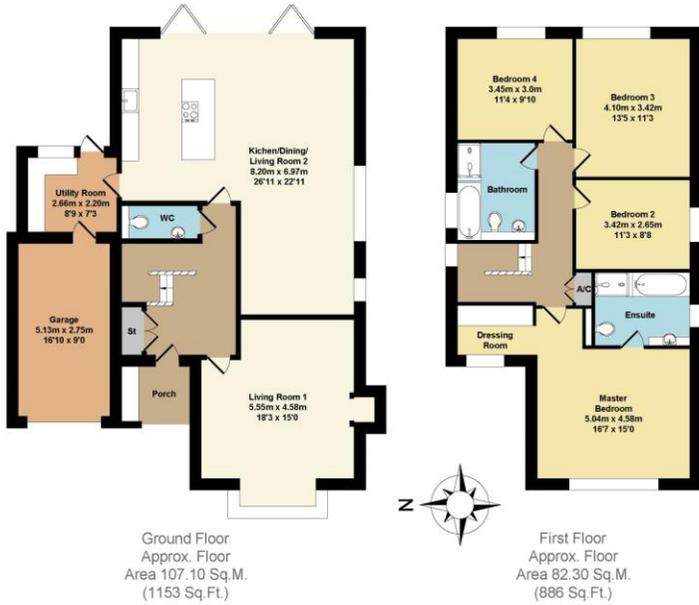
Heating, Plumbing & Electrics

- Mitsubishi 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



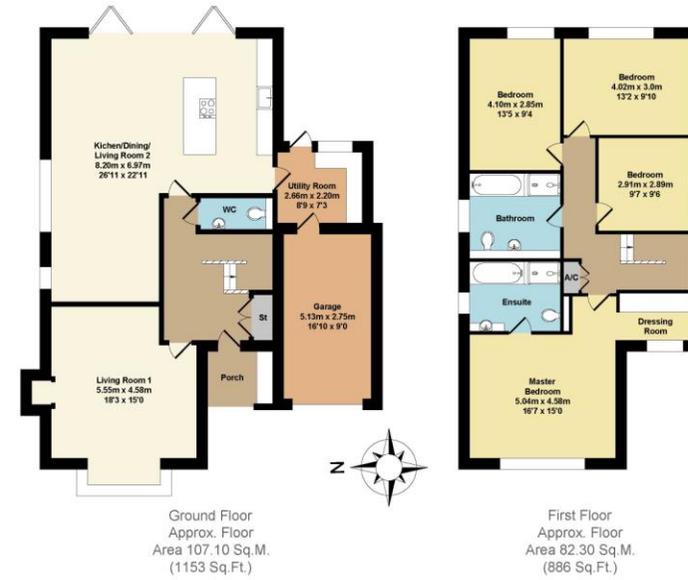
Plot 1, Mill Lane, Fenny Compton
 Total Approx. Floor Area 189.40 Sq.M. (2039 Sq.Ft.)

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.



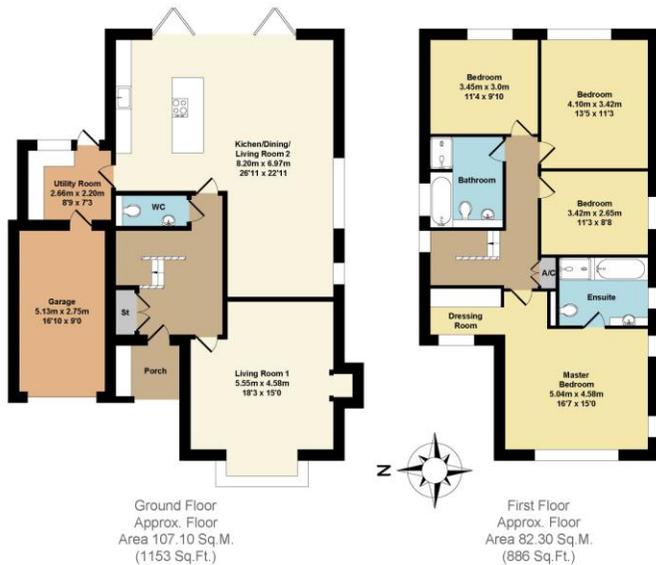
Plot 2, Mill Lane, Fenny Compton
 Total Approx. Floor Area 189.40 Sq.M. (2039 Sq.Ft.)

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Plot 3, Mill Lane, Fenny Compton
 Total Approx. Floor Area 189.40 Sq.M. (2039 Sq.Ft.)

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Plot 4, Mill Lane, Fenny Compton
 Total Approx. Floor Area 189.40 Sq.M. (2039 Sq.Ft.)

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Fixtures & Fittings

- Bespoke painted ash shaker style fitted kitchen and island with SMEG appliances
- Granite Worktops
- Bathrooms and cloakroom tiled floor to ceiling on "wet" walls
- Fitted wardrobes to Master Bedroom
- Feature fireplace with wood-burning stove in Sitting room.
- Hardwood flooring to hall, utility and open plan kitchen/diner/family room
- Carpet throughout rest of house
- Electrically operated remote garage door

Outside

- Electrical remote operated entrance gates
- Outside lights adjacent to entrance porch, bifold doors, back door & garage
- Tarmacadam Private entrance road and driveways
- Outside tap and power socket
- Patio area to rear in silver grey solid granite slabs
- Timber fencing to garden boundaries
- Seeded lawn areas
- Landscaped front gardens

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains water, electric and drainage connected to the property. However, this must be checked by your solicitor before 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 lie in Band TBC

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. A full copy of the EPC is available at the office if required.

AGENTS NOTE – Please note internal photos show a previous development by the developer and a typical finish. The street scene photos are computer generated photos

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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Six offices serving South Warwickshire & North Cotswolds