



New Dormer Bungalow, Pillerton Priors, Warwick, CV35 0PQ

£675,000

A brand new beautifully designed, large, detached Dormer bungalow offering flexible accommodation. open plan kitchen dining living room, living room, cloakroom and bedroom with ensuite.

Two further bedrooms with ensuites. Large driveway and gardens.

A beautifully designed modern home, providing a flexible living space with a generous garden and views onto the field behind from the first floor.

Set in the beautiful Warwickshire countryside, it is nestled between Stratford upon Avon, The Cotswolds and the infamous Edgehill for the historians amongst us. But also, not too far away are Leamington Spa and Birmingham, ideal for shopping and leisure pursuits. The proximity to these destinations, along with only being 15 miles from Banbury Station, which offers regular trains in Marylebone, makes this home a great option for home workers and commuters alike.

With an elegant family, dining, kitchen area looking over the beautiful garden, the property also boasts a separate living room. The 3 bedrooms are very generous in size, and all have en-suite facilities. The master bedroom has its own dressing area and view across the beautiful Warwickshire countryside.

Bedroom 3, set on the ground floor is an ideal guest suite, an ideal possibility for multi-generational living, or could easily become an extremely generous home office. All finishes are of the highest specification and deliver modern family living in style.

SPECIFICATION This home will be finished to a high level of quality and specification, this includes:

Kitchen

- Individually designed kitchen units from Siematic for a stylish contemporary look
- Stone, Silestone or Quartz worktops throughout the kitchen including splashbacks
- Puru Bora pure induction cooktop with integrated cooktop extractor
- Blanco Ala Carte Studio Andano 500-U undermount sink with upgrade Quooker boiling and chilled water tap



- Central island feature
- Integrated appliances from Siemens to include:
 - Multifunction single oven with ActiveClean
 - Compact45 microwave combination oven
 - 14 place settings dishwasher
 - Low frost freezer

Optional extras available

- Add drawers in place of breakfast bar
- Additional freezer to utility

Utility

- Individually designed units from Siematic
- Stone, Silestone or Quartz worktops throughout the kitchen and utility including splashbacks
- Stainless steel sink and upgraded tap



Cloak room and En-suite Bathrooms

- Contemporary bathroom suites from Roca including:
 - McAlpine top access bath
 - Semi pedestal wash basins
 - Concealed cistern WC and soft close toilet seat
 - Hansgrohe chrome taps
 - Chrome ladder style towel rail

General

- Underfloor heating to the ground floor and radiators the first floor
- Stylish interior and exterior doors with brushed steel ironmongery and door furniture
- Bespoke feature oak staircase with oversized oak newels and glazed balusters
- Raised garden patio
- Permeable lock paved driveway
- Landscaped front and rear garden with views onto the fields to the rear
- Double glazing
- Fully alarmed with CCTV installed
- Intercom all wired
- Armoured cable installed if the owners wish to install electric gate in future
- Cabling in place if owners wish to build garden room in the future
- 10 Year warranty

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, drainage and water connected to the property with underfloor heating to the ground floor and radiators the first floor. 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

CURRENT ENERGY PERFORMANCE CERTIFICATE

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

VIEWING: By Prior Appointment with the Selling Agents.

AGENTS NOTE – All photos are computer generated images.

REGULATED BY RICS





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01926 870145
www.peterclarke.co.uk

Myton Road, Leamington Spa, Warwickshire CV31 3NY
newhomes@peterclarke.co.uk



Peter Clarke

Six offices serving South Warwickshire & North Cotswolds