

CEDAR HOUSE

COMPTON FIELDS • COMBROOK • WARWICKSHIRE



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NEAR WARWICK • CV35 9HW

*A new-build detached family home,
offering spacious accommodation plus a
detached annexe, set in an attractive rural
location with stunning views*

Ground Floor: Reception Hall • Drawing Room
Study • Dining Room • Kitchen/Breakfast Room
Utility Room • Family Room • Cloakroom

First Floor: Spacious Landing • Master Bedroom
En Suite Bathroom • Bedroom 2 • En Suite Shower Room
Dressing Room • Bedroom 3 • Dressing Room
Jack and Jill Shower Room • Bedroom Four

Outside: Gravelled Driveway • Part-Walled Lawned Gardens
Sun Terrace • Detached Large Double Garage and Annexe
with ground floor Accommodation and first floor
Guest Suite (Bedroom/Bathroom)

Approximate Gross Internal Floor Area:

House: 303 sq m (3,261 sq ft)

Annexe: 68 sq m (732 sq ft)

Garage: 32 sq m (345 sq ft)

Total: 403 sq m (4,338 sq ft)

Stratford upon Avon 8 miles • M40 (Junction 12) 6.2 miles
M40 (Junction 15) 7.1 miles • Warwick Parkway Station 9.6 miles
(trains to Birmingham from 31 mins and London Marylebone
from 69 mins) • Birmingham International Airport 28 miles
Central London 90 miles

(All distances and times are approximate)



Situation

Compton Fields is a small development of 4 high-quality, individual detached family homes, situated on the edge of Combrook.

These bespoke homes have been constructed by renowned local developer, C. E. Gilbert & Son Developments Ltd.

Combrook lies approximately 8 miles from the historic market town of Stratford-upon-Avon, ideal for all day-to-day amenities and facilities. The local villages of Kineton, Ettington and Wellesbourne are within 4 miles of Combrook and all offer convenience stores.

Schools

There are primary schools in Wellesbourne, Kineton, Ettington and Moreton Morrell, and an excellent range of state, independent and grammar schools including Warwick Prep School, Warwick Boys School, Kingsley School for Girls in Warwick, The Croft Prep (Stratford-upon-Avon), Stratford Grammar School, King Edward School for Boys, Kingsley School and Arnold Lodge.

Description of Property

Cedar House is set on a spacious, attractive plot with additional parking and a large private garden with planting. The house combines traditional features with contemporary construction methods. The accommodation is well-proportioned with fixtures, fittings and finishings to a good standard using premium quality materials. The property is constructed of reclaimed brick and

white lias stone, under a tiled roof with a mixture of stone mullion windows and traditional timber casement windows. Cedar House is ideal for family life and for entertaining.

- Feature Reception Hall with a quarter turn staircase, oak flooring and solid oak front door
- Solid oak veneer internal doors
- Zoned underfloor heating to the ground and first floor
- Drawing Room with reclaimed exposed oak beams, stone inglenook fireplace and French doors opening to the rear garden
- Kitchen/Breakfast Room with hand finished kitchen with clear stained oak units, granite work surfaces, built-in appliances, Rangemaster double oven, and Diana Royal marble flooring
- Family Room with feature inglenook stone fireplace, archway to Kitchen/Breakfast and door opening onto the rear garden
- Utility Room with storage cupboards, sink and granite work surfaces
- Formal Dining Room
- Study
- Ground floor Cloakroom with W.C.
- Spacious Landing
- Master Bedroom 1 with En Suite Bathroom

- Bedroom 2 with En Suite Shower Room and Dressing Room
- Bedroom 3 with Dressing Room
- Jack and Jill Bathroom
- Bedroom 4
- All bathrooms with electric towel rails and Roca sanitary ware
- Detached large double garage, offering further accommodation with a ground floor office to the side and a Guest Suite (Bedroom 5) above with en suite fitted with electric shower
- Option to install plumbing to the ground floor of the annexe.

Services

Mains water, electricity and drainage are connected to the property. Air to water heat pump underfloor primary heating, with secondary heating source via an oil-fired automatic boiler

Warranties

This property has the benefit of a Local Authority Building Control (LABC) Warranty.

Fixtures and fittings

Only the items mentioned in these sales particulars, together with fitted carpets and light fittings, are included in the sale.



Directions (CV35 9HW)

From London, take the Junction 12 exit off the M40. Turn left towards Gaydon on the B4451. At the first roundabout take the 3rd exit onto the B4100 and proceed north (over 2 roundabouts) for approximately 3.3 miles. At the roundabout with the B4455 (Fosseway), turn left. Continue along the Fosseway for 3.6 miles and over the roundabout. After the roundabout, you will see the signpost to Combrook village. Proceed into the village and the property can be found on the right hand side.

From the north, exit at Junction 15 off the M40. Head south on the A429 for 4.5 miles. At the roundabout take the first exit onto the B0486 and follow the road for 2.5 miles. At the roundabout take the 3rd exit onto the B4455 (Fosseway). Follow the signs for Combrook. When entering the village, the property can be found on the right hand side.

Terms

Tenure: Freehold

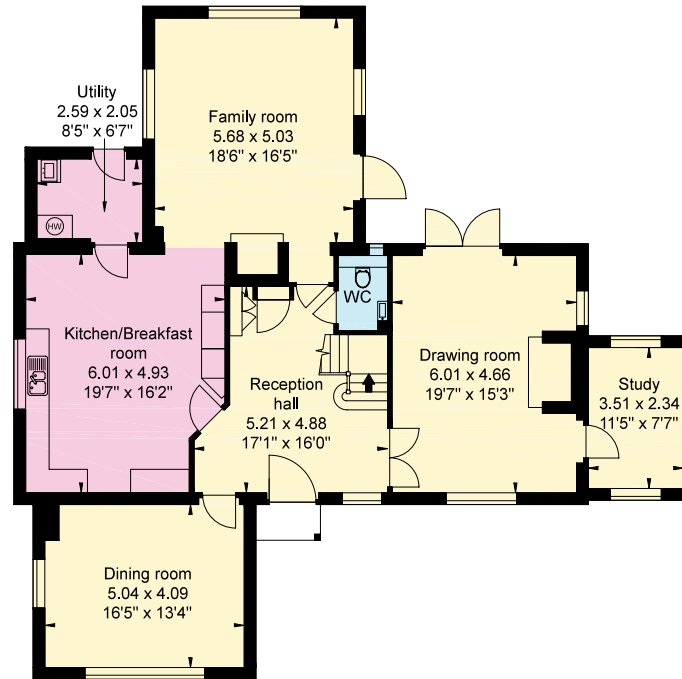
Local Authority: Stratford District Council

Telephone: 01789 267 575

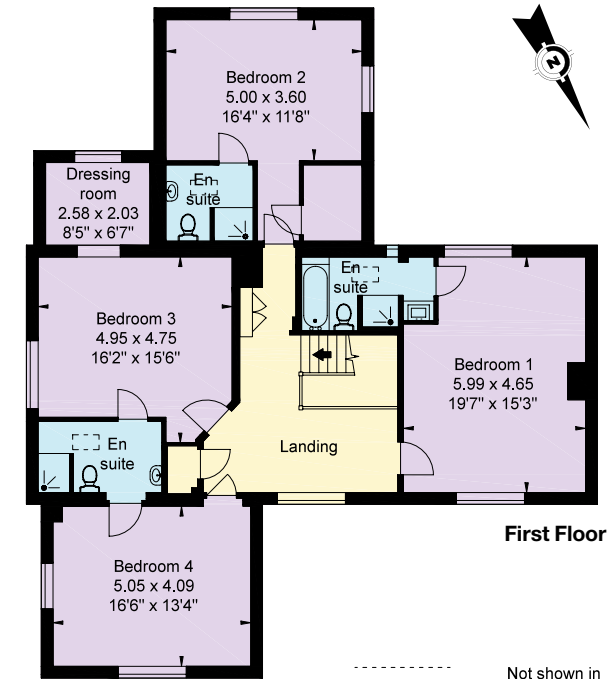
Council Tax Band: TBA

Viewing

Strictly by prior appointment only through the joint sold agents, Knight Frank LLP or Strutt & Parker LLP.



Ground Floor



First Floor

Approximate Gross Internal Floor Area

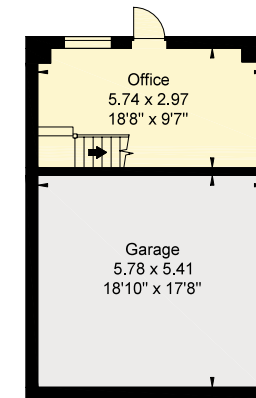
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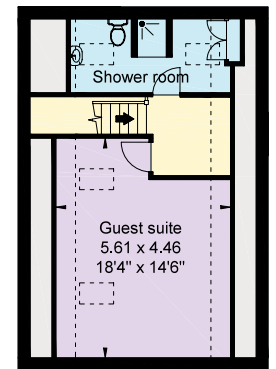
Garage: 32 sq m (345 sq ft)

Total: 403 sq m (4,338 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Annexe Ground Floor



Annexe First Floor

Denotes restricted head height
Not shown in actual location / orientation



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Energy Efficiency Rating

