



A spacious and well proportioned five double bedroomed detached property forming one of three properties set within this development surrounded by rolling Warwickshire countryside.

Briefly comprising;

Entrance hallway, cloakroom, sitting room, snug/TV room, large L-shaped dining/kitchen/family room, spacious dining room, study, first floor landing, three en-suite bedrooms, two further good sized double bedrooms, family bathroom, double garage, two paved driveway areas, L-shaped lawned gardens with patio and decked area to the rear of the property with enviable views, separate 1.25 acre approx paddock, under floor heating, double glazing. Remainder of NHBC.

Weston Barn

Forms part of an exclusive development of just three properties located within the rolling Warwickshire Countryside, set back from the road via

a long driveway. The property benefits from extensive views and lovely gardens to two sides. The property is ideally located offering good access into both Leamington Spa and Warwick, Wellesbourne and Stratford beyond. This is a modern property recently completed by Banner Homes in 2013 and provides extensive and well appointed accommodation for a large family.

The property is approached via a paved path with glazed canopy porch, entrance door with obscure glazed panels to side gives access to...

Large Entrance Hallway

Down lighter points to ceiling, tiled floor, doors to ground floor accommodation, staircase rising to first floor landing, useful under stair store cupboard with automatic light and cloaks cupboard with automatic light. .

Snug/TV Room

12' x 12'10" (3.66m x 3.91m) With double glazed patio doors with windows to either side leading to garden, down lighter points.

Sitting Room

13' into chimney recess x 22'10" + window recess (3.96m into chimney recess x 6.96m +window recess) With double glazed patio doors to the rear and windows either side, feature fireplace surround with inset wood burner, further double glazed window to front.

Dining Room

14'8" x 16'2" (4.47m x 4.93m) With double glazed patio doors with views beyond and windows to either side.



Study

8'3" x 10'2" (2.51m x 3.10m) With double glazed multi paned window to front elevation.

Kitchen/Dining/Family Room

Being L-shaped and forming three distinctive zones and yet remaining open plan.

Kitchen/Dining Area

25' x 16' (7.62m x 4.88m) With extensive range of base and contrasting wall units with complimentary working surface over, twin sink unit with mixer tap and up stands, four point Siemens Ceran hob with stainless splash back, stainless filter hood over, underslung prep sink with instant hot and cold filtered water tap, concealed Siemens dishwasher, twin fridge/freezers, two ovens, a microwave oven and a coffee machine, down lighter points to ceiling and central breakfast bar.

Dining Area

With bi-fold doors, leading directly to patio with superb views beyond.

Family Area

14'7" x 11'4" (4.45m x 3.45m) With double glazed window to side and down lighter points to ceiling, continuation tiled flooring, TV aerial point.

Ground Floor WC

Fitted with semi pedestal wall hung wash hand basin and wall hung low level WC with concealed cistern, splash back tiling, chrome radiator towel rail, down lighter points and continuation of tiled flooring.

First Floor Landing

With down lighter points to ceiling, large double glazed window to front, door to linen cupboard with slatted shelving, door to cupboard housing daikin hot water system.

First Floor Laundry Room

With wood block look working surface with upstand, stainless steel sink drainer unit, space and plumbing for washing machine, space for tumble dryer, base cupboard, down lighter points to ceiling.

Master Bedroom

21'5" into eaves plus fitted wardrobes x 16'2" (6.53m into eaves plus fitted wardrobes x 4.93m) With picture window overlooking garden with countryside views beyond, two velux windows to feature angled ceiling line to side, mirror fronted sliding doors to built in wardrobe with a variety of hanging and shelved areas, door to...

En-Suite Bathroom

Fitted with bath and twin wall hung semi pedestal his and her sinks with mirrored fronted doors concealing bathroom cabinets over, wall



hung low level WC with concealed cistern, double shower cubicle, chrome radiator towel rail and splash back tiling to half height extending in shower area, down lighter points, velux, window and tiled floor.

Bedroom Two

18'2" into eaves x 13'2" plus doorway area (5.54m into eaves x 4.01m plus doorway area) With built in wardrobes, feature angled ceiling lines restricting head height in part, double glazed window, mirrored fronted sliding doors to deep wardrobe with hanging, shelving.

En-Suite Shower Room

With suite to comprise; wall hung low level WC with concealed cistern, wash hand basin, shower cubicle, splash back tiling, tiled floor.

Bedroom Three

13' x 15' plus window recess (3.96m x 4.57m plus window recess) With tall double glazed window to front elevation, large walk in wardrobe with hanging rail and shelf.

En-Suite Shower Room

Fitted with a wall hung low level WC with concealed cistern, pedestal wall hung wash hand basin, large shower cubicle, down lighter points to ceiling, splash back tiling extending to full height in shower area.

Bedroom Four

13'6" into eaves x 16'8" (4.11m into eaves x 5.08m) With three velux double glazed windows, angled ceiling lines to side.

Bedroom Five

10'2" plus fitted wardrobe x 17'9" (3.10m plus fitted wardrobe x 5.41m) With double glazed window with views beyond, sliding fronted doors to built in wardrobe with hanging rail and shelf.

Family Bathroom

Fitted with a white suite to comprise; bath, wall hung WC, semi pedestal wall hung wash hand basin, corner shower cubicle, chrome radiator towel rail, obscure double glazed window to side elevation, down lighter points to ceiling, splash back tiling.

Outside Front

There is driveway parking to the front of the garage and there is an additional driveway to the front of the property with pathway leading to the entrance door, path to side giving gated access to the rear.





Outside Rear

Immediately to the rear of the property is a mellow paved patio area which leads in turn to a deck, with hot tub (which is included in the sale) with two sets of steps leading down to the garden which surrounds the property on two sides and is principally laid to lawn and surrounded by timber fencing. Pathway which in turn, leads to the garage.

Paddock

There is an additional paddock area of approx 1.25 acres, located at the top of the driveway that leads to the courtyard, situated on the left hand side, just before you turn right into the courtyard development.

Garage

15'8" expanding to 19' x 18'9" (4.78m expanding to 5.79m x 5.72m)
With electric up and over door.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

We are informed mains water and electricity are connected to the property. Central heating is provided by way of an electric heat source pump system. Private drainage is by way of a Biodisc system shared between the three properties (maintenance charges apply). The combined costs for the communal grassed areas, Biodisc and the electric supply to the Biodisc are in the region of £500 per annum, per property. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Weston Barn

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>77 → 83</p>		<p>81 → 86</p>	
<p>England & Wales</p>		<p>England & Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	

Also at: Warwick, 17 - 19 Jury Street, Warwick CV34 4EL