



The New Garden House | Ashorne | CV35 9DS



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Set in an elevated position in the pretty village of Ashorne, this stunning detached house offers a perfect blend of modern living and picturesque countryside views. Built in 2022/23, the property boasts a generous 947 square feet of well-designed space, making it an ideal home for anyone seeking a peaceful retreat.

The high specification throughout the property is evident in the modern fitted kitchen and bathrooms, which are designed to meet the demands of today's lifestyle while maintaining a stylish aesthetic.

One of the standout features of this home is its energy efficiency, allowing for lower utility bills and a reduced carbon footprint. The property also benefits from driveway parking for at least four vehicles, making it easy for families and guests to come and go with ease.

With no upward chain, this home is ready for you to move in and start enjoying the tranquil surroundings without delay.

In summary, this delightful detached house in Ashorne is a rare find, combining modern comforts with the beauty of the countryside. It is a perfect opportunity for those looking to embrace a serene lifestyle while enjoying the conveniences of contemporary living. Don't miss your chance to make this exceptional property your new home.



- Modern Build
- High Specification Throughout
- Amazing Countryside Views to the Rear
- Off Street Parking for at least 4 Vehicles
- Cost effective to Run
- Three Bedroom Detached Home
- Downstairs WC, Family Bathroom and En-Suite Shower Room
- Warwick Building with Electricity and Water
- South Facing Garden
- EPC - B (90)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

#### Entrance

The property is accessed from the front via paved steps and a patio. The composite front door opens in to a light and bright entrance hall. Having underfloor heating, tiled flooring, LED spotlights to ceiling and a door which houses the hot water system and provides storage. From the entrance hall, carpeted stairs lead up to the first floor landing. Double, glazed doors open up in to the kitchen diner and a solid door opens in to the living room.

#### Living Room

13'11" x 8'5"

Being carpeted to floor and benefitting from the underfloor heating, dual aspect with double glazed window to front elevation and double glazed, double doors to rear elevation giving access out on to the patio. LED spotlights to ceiling TV point and electric point to high level with TV bracket fitted.

#### Kitchen Diner

23'0" x 11'0" (max)

Continuation of the tiled flooring from the entrance hall, underfloor heating, double glazed window to front elevation and large, double glazed, sliding door to rear elevation giving access out to the patio.

The kitchen is fitted with a range of base and wall units in a graphite coloured frontage and a quartz work surface. Fitted appliances of full size fridge freezer, washer dryer, dishwasher, oven with ceramic hob above and extractor over, under surface mounted sink with chrome hot and cold mixer tap.

#### Down Stairs WC

Having decorative tiled flooring, double glazed, obscure glazed window to rear elevation, LED spotlights to ceiling, built in WC with a black flush plate, basin with cupboard below with black mixer tap, underfloor heating.

From the entrance hall, carpeted stairs, with oak balustrading lead up to the first floor landing where there is a continuation of the carpet and the underfloor heating and there are LED spotlights to ceiling.

#### Bedroom One

11'0" x 11'0"

Continuation of the carpet, underfloor heating, LED spotlights to ceiling and two light points to wall. Double glazed, double French doors to rear elevation with Juliet balcony give attractive, open countryside views.

#### En-Suite Shower Room

Decorative tiled flooring with under floor heating, obscure glazed, double glazed window to rear elevation, built in WC with a black flush plate, basin with cupboard below with black, hot and cold mixer tap with mirror fronted medicine cabinet above. Walk in shower with a black framed, glazed sliding door with black shower controls and attachments.

#### Bedroom Two

13'11" x 8'5"

Continuation of the carpet, underfloor heating, LED spotlights to ceiling and two wall lights, dual aspect with double glazed windows to front and rear elevation benefitting from the attractive countryside views.

#### Bedroom Three

6'3" x 9'4"

Continuation of the carpet, underfloor heating double glazed window to front elevation, LED spotlights to ceiling with one wall light

#### Family Bathroom

Having large marble tiles to floor, underfloor heating, obscure glazed, double glazed window to front elevation and LED spotlights to ceiling. Fitted with a large soaker bath with black mixer tap set in a central position, built in WC with a black flush plate, two basins both having deep drawers below and black mixer taps. Large, sensor operated mirror above. Walk in shower with black shower controls and attachments and there is a black heated towel rail.

#### Outside Rear

As you enter the garden from the dining area there is a paved patio which runs the width of the property, widening to create a perfect outdoor seating area in front of the doors to the living room. A paved pathway goes down the side to the front. Outside lighting and outside tap.

Paved steps with low level lighting lead up to the lawn area which is bordered to the rear by open fields. On the roof of the property there are solar panels.

Within the garden is a Warwick Building which is currently set up as a gym and benefits from having electric and running water.

#### Outside Front

Driveway parking for at least four vehicles with paved steps leading up to a good sized patio, outside socket and a 7kw electrical charger

#### Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

#### Services

Please note there is no mains gas connected. We believe all other services are connected.

#### Viewing

Strictly by appointment through the Agents on 01926 411 480.

#### Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

#### Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.