

Oakwood Grange, Rowington Green, Rowington, Warwick, CV35 7DB

£1,475,000

The epitome of an bespoke, luxurious, 5 bedroom family home set amidst a generous private plot in this highly favoured location. If you were building the "Grand Design" yourself there is nothing that this new home fails to provide. Kevin would be impressed. It is the ultimate blend of style, unstinting luxury and state of the art technology.

Guide Price: £1,475,000 plus

Stamp Duty Contribution



Rowington village has a thriving Members Club at the cricket ground plus tennis courts only a stone's throw from the house. Nearby Lapworth has primary schooling. The railway station at Hatton is a short distance away connecting Birmingham City centre & London. Junction 4 of the M42 is about 4 miles way and the Airport some 10 miles.

OAKWOOD GRANGE

Just completed and awaiting its first owner. If this brochure was to list every detail of this outstanding home it would make Tolstoy's "War & Peace" seem like a pamphlet. Safe to say that no corner has been cut in the 4,500 sq. of luxury accommodation. Starting with electric double gates this & the extensive forecourt parking sets the scene. The house itself has ground floor underfloor heating. Siematic kitchen with Siemens appliances & silestone worktops & central island.

Porcelanosa tiling throughout the house with beautiful Duravit & Hans Grohe sanitary ware. This really is a whose, who, of the very best of every product currently available.

As you would expect you can control the heating in every room. There is Cat 6 wiring throughout and unusually plugs & switches where you would want to find them. Refreshing!

Oakwood Grange boasts a wraparound mature fully fenced south & south west facing garden. Set to the side is the Coach House double garage with external stairway leading to a versatile hobbies room, home office or when the time comes a teenage suite?

When you view all you see – you get!

RECEPTION N HALL
LIVING ROOM
DINING ROOM
"LIVING" KITCHEN
UTILITY ROOM
GUESTS WC
STUDY
GENEROUS LANDING
PRINCIPAL SUITE
ENSUITE
BEDROOM TWO
ENSUITE
BEDROOM THREE
GUEST SUITE
ENSUITE
BATHROOM
BEDROOM FIVE
DETACHED COACH HOUSE
HOBBIES ROOM
SOUTH & SOUTH WESR ASPECT GARDEN



GENERAL INFORMATION

TENURE: We are informed the property is Freehold.

SERVICES: We have been advised by the vendor there is mains electricity & sewerage. LPG gas central heating with sunken tank. Comprehensive CCTV with central control unit. Electric roller garage door.

LABC 10 year build guarantee

COUNCIL TAX: Council Tax is levied by the Local Authority Warwick District Council and is understood to lie in **Band H**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C (79)

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

VIEWING: By Prior Appointment with the Selling Agents.









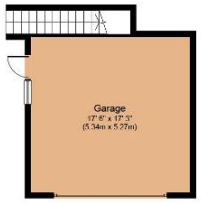




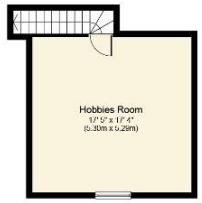
Ground Floor
Approximate Floor Area
2,099 sq. ft.
(195.0 sq. m.)



First Floor
Approximate Floor Area
1,722 sq. ft.
(160.0 sq. m.)



Outbuilding Ground Floor
Approximate Floor Area
344 sq. ft.
(32.0 sq. m.)



Outbuilding First Floor
Approximate Floor Area
334 sq. ft.
(31.0 sq. m.)

Approx. Gross Internal Floor Area 4,499 sq. ft. (418.0 sq. m.)

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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