

HAZEL HOUSE

NORTHEND • SOUTHAM • WARWICKSHIRE



HAZEL HOUSE

WILLOW GARDENS • NORTHEND
SOUTHAM, WARWICKSHIRE

Spacious contemporary living

Distances Approximate:

Banbury 9 miles (Rail service London/Marylebone from 56 minutes) • M40 Motorway (Junction 12) 2 miles
Warwick/Leamington Spa 12 miles

Entrance hall • Sitting room

Open plan kitchen/dining room

Snug/study • Utility room • WC

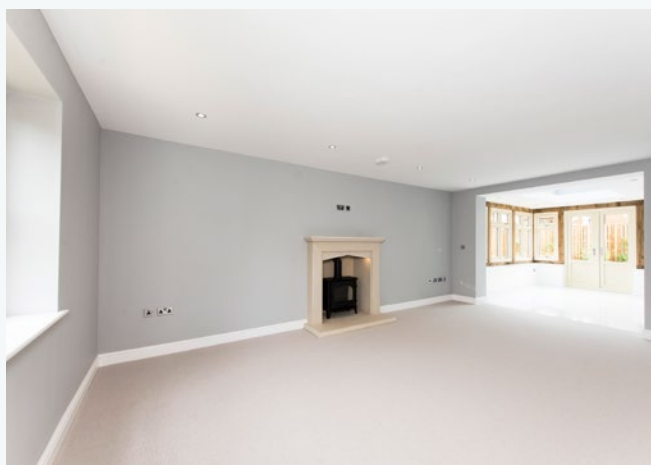
Master bedroom with en suite shower room

Four further bedrooms • Two bathrooms

Enclosed garden

Off road parking

Double garage





SITUATION

The village of Northend is in South Warwickshire, close to the Oxfordshire and Northamptonshire borders. It sits at the foot of the Burton Dassett Hills Country Park, which provides extensive walking opportunities. The village has a pub, village hall and church and there are local shops at Fenny Compton, Gaydon and Kineton. More extensive leisure facilities are available at Banbury, Leamington Spa and Warwick, with a full range of shops, supermarkets, restaurants and leisure facilities.

Sporting and leisure facilities include golf at Hellidon and Cherwell Edge (Middleton Cheney); horse racing at Stratford-upon-Avon and Warwick; walking in the Burton Dassett Country Park; theatre at Stratford-upon-Avon and motor racing at Silverstone. The British Motor Museum is just a couple of miles away. Compton Verney and National Trust properties Farnborough Hall and Upton House are also close-by.

The local area has a selection of primary and secondary schools, including Dassett School (Fenny Compton), The Croft (Stratford-upon-Avon), St John's Piory (Banbury), Carrdus (Overthorpe), Warwick Preparatory, Arnold Lodge (Leamington Spa), Kineton High School, Warwick, Kings High (Warwick), Stratford Grammar, Tudor Hall Girls (Bloxham) and Bloxham.

DESCRIPTION

This exclusive development by O'Brien Developments is a rare find and offers the opportunity of three spacious new build properties and two semi-detached cottages at the foot of the Burton Dassett Hills.

Stood in an elevated position, Hazel House provides quality contemporary living with generous proportions and flexible accommodation over three floors. It is of ironstone and brick construction under a clay tile roof and benefits from underfloor heating on the ground floor, LED lighting, quality fittings and traditional construction methods.

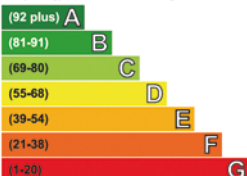
The spacious sitting room has a stone fireplace with wood burner and opens into an oak framed orangery style dining room with double doors into the garden and lantern roof. The open plan kitchen / dining room has a light and modern feel. The bespoke kitchen benefits from in-built base units and a large island unit including breakfast bar, with Silestone quartz worktops, Neff induction hob, stainless steel sink, dishwasher, wine chiller and full height fitted units with in-built fridge, freezer and double Neff oven. There is an additional snug / study. The utility room has wall units with a stainless steel sink, washing machine and tumble dryer and stable door leading to the path to the side of the house. There is also a WC and storage space.

The first floor provides a master bedroom, with a wall of in-built wardrobes and dressing table, as well as an en suite shower room. There are a further three double bedrooms on this floor and a family bathroom. The second floor provides the fifth bedroom and second bathroom.



Energy Efficiency Rating

Very energy efficient - lower running costs

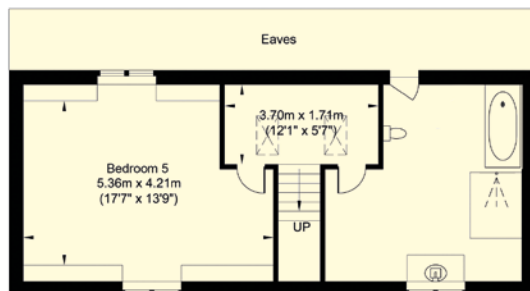


Current	Potential
88	93

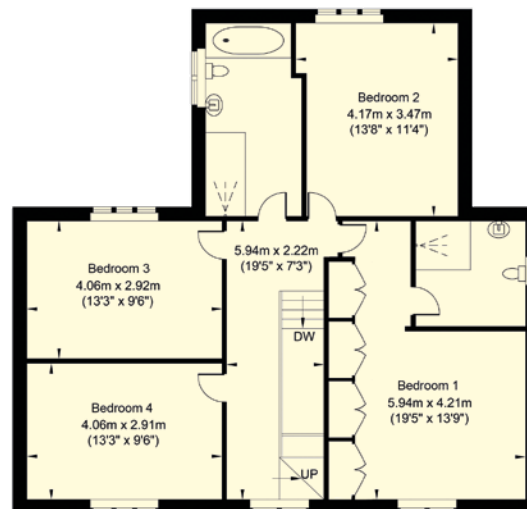


HAZEL HOUSE

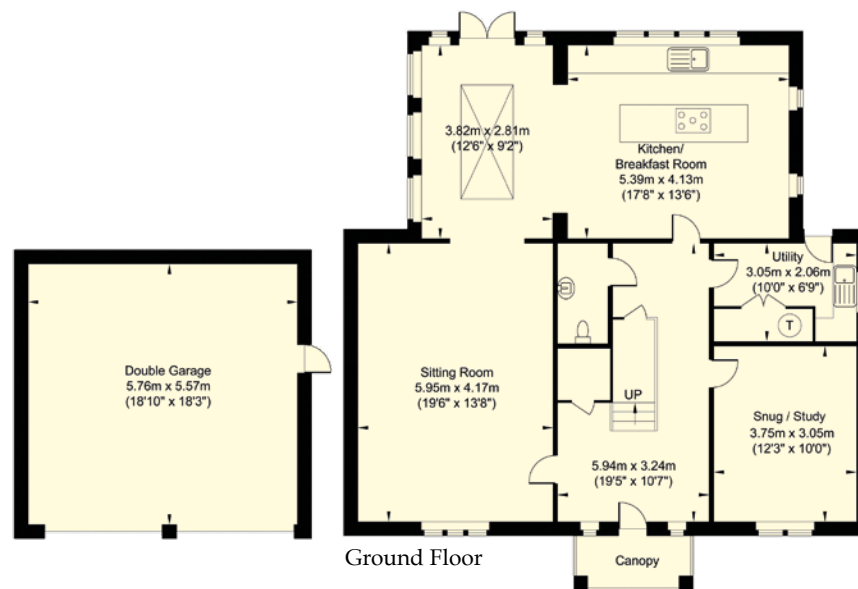
Approximate Gross Internal Area:
Main House: 234.65 sq.m. / 2526 sq.ft.
Garage: 32.08 sq.m. / 345.30 sq.ft.
Total: 266.73 sq.m. / 2871 sq.ft.



Second Floor



First Floor



Ground Floor

The house is accessed via a paved path leading through a landscaped garden to the front of the house. There are also side accesses to the private rear garden, which comprises a terrace, landscaped beds and lawn. Accessed via the garden is a double garage of oak frame construction with a slate roof and fully retractable, automated door and paved parking area.

Also on the site are Elm House and Beech House. Beech House is very similar in style and size to Hazel House, where as Elm House has four bedrooms plus a study.

POSTCODE

CV47 2TW

TENURE

FREEHOLD

DIRECTIONS

From Banbury take the A4422 Warwick Road north. Continue on this road past the villages of Shotteswell and Warmington. When you reach MOD Kineton turn right signposted Northend and then take the first left to Northend. Enter the village and immediately after the Red Lion pub turn right onto Peartrees. Follow the road round to the left, where it becomes Malt House Lane. Continue past Malt House Close and the property is on your right, in an elevated position adjoining the road.

VIEWINGS

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property.

IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

19.09.23.CS. Kingfisher Print and Design Ltd. 01803 867087.



SAVILLS BANBURY

36 South Bar,
Banbury,
Oxfordshire, OX16 9AE
01295 228 000
banbury@savills.com

savills