



## Spacious contemporary living

Beech House, Northend, Southam, Warwickshire CV47 2TW

Exclusive development • Spacious accommodation • Quality contemporary living • Double garage • Elevated position • Far reaching views • \*Internal photos are of show home\*

#### Local information

The village of Northend in South Warwickshire is 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 amenities are available at Banbury, Leamington Spa and Warwick, with a full range of shops, supermarkets, restaurants and leisure facilities.

Communication links are good, with J12 of the M40 just 3 miles away and train links from Banbury with London Marylebone from 56 minutes.

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

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 Centre is just a couple of miles away.

#### MILEAGES

Distances and times approximate:

Banbury 9 miles (Rail service London/Marylebone from 56 minutes), M40 Motorway (Junction 12) 3 miles, Warwick / Leamington Spa 12 miles.

#### About this property

The final of three new build homes on this exclusive development by O'Brien Developments, Beech House is a rare find and offers the opportunity of spacious living at the foot of the Burton Dassett Hills.

Stood in and elevated position with far reaching views, Beech 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 a wonderfully light kitchen / dining room. The oak framed, orangery style dining room has double doors into the garden and lantern roof.







PHOTO OF SHOW HOME



The bespoke kitchen benefits from contemporary 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. In addition there is an separate study / snug. The utility room has wall units with a stainless steel sink, washing machine and tumble dryer and stable door to the garden. There is also a WC and storage space.

The first floor provides a light and spacious master bedroom with 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. Wardrobes are not currently included, but can be added by separate negotiation.

The private rear garden comprises a terrace, raised beds, lawn and separate raised entertaining area with pergola. The double garage is of oak frame construction with a slate roof and fully retractable, automated door and paved parking area.

#### SERVICES

Mains electricity, water and drainage. Heating from air source heat pump.

#### 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 turn right into Willow Gardens.

#### AGENTS NOTE

Internal photos of show home.

#### Local Authority

Stratford-on-Avon

#### Viewing

Strictly by appointment with Savills

**Beech House, Northend, Southam, Warwickshire CV47 2TW**

**Gross internal area (approx)** 2,526 sq ft

**Outbuildings** 345 sq ft

**Total** 2,871 sq ft



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savills.co.uk

**Catherine Scandrett**

Savills Banbury

**01295 228000**

banbury@savills.com

**Beech House, Willow Gardens, Northend CV47**

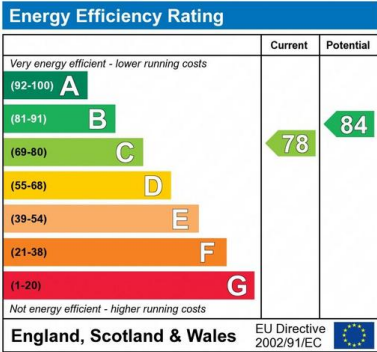
Main House Approx. Gross Internal Area:- 234.65 Sq.M 2526 Sq.Ft

Garage Approx. Gross Internal Area:- 32.08 Sq.M 345.30 sq.Ft

Total Approx. Gross Internal Area:- 266.73 Sq.Ft 2871 Sq.Ft



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The position & size of doors, windows, appliances and other features are approximate only.  
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