



The Stables, Townsend Paddocks, Farnborough Road  
Radway, CV35 0UN



ROUND & JACKSON  
ESTATE AGENTS









A charming and very spacious four bedroom detached bungalow which forms part of a small development of just five dwellings converted from farm buildings.

#### The property

The Stables, Townsend Paddocks, Radway is a charming and very spacious four bedroom detached bungalow. The property forms part of farm buildings that were converted in the 1990's and there are just five dwellings within the development. The bungalow has a beautiful, and quite low maintenance, private garden, a garage and office above the garage. The main bungalow has very spacious and versatile living accommodation arranged mainly over the ground floor but also having a bedroom and W.C on the first floor, accessed via a beautiful spiral staircase. There is an entrance hallway, large sitting room, large kitchen diner, sun room, very large main bedroom suite with en-suite bathroom, two further, large double bedrooms and a second shower room with W.C. There is a garage with an office above which is accessed via an external staircase and parking for three vehicles. The garden is a real sun trap with an array of well stocked and well chosen trees and shrubs. There is a pretty stone wall giving complete privacy with plenty of areas for garden seating. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

Doors leading into the kitchen diner and inner hallway. Useful storage cupboard with hanging rail and wood effect flooring throughout.

#### Open Plan Kitchen Diner

A spacious, bright and airy room with wood effect flooring and large windows offering a pleasant outlook over the garden. The dining area has plenty of space for a table and chairs and there is a feature spiral staircase giving access to the fourth bedroom and W.C. From here there is a glazed door leading into the sitting room and the dining area merges beautifully into the kitchen. The kitchen is fitted with a range of high quality, Milton Midnight, shaker cabinets with Quartz worktops over and tiled splash backs. There are a range of integrated appliances including a full height fridge and freezer, a dish washer, washing machine and a Belling range cooker with extractor hood. There is also an integrated wine fridge and a double Belfast sink. The kitchen is well laid out with clever storage ideas including a large larder cupboard and display cabinet. The whole kitchen is bathed in light from two large ceiling windows and there is tiled flooring throughout with a door leading into the hallway.

#### Sitting Room

A good size sitting room with glazed doors leading into the garden, offering a very pleasant outlook. There is a central stone-built fireplace with a log burning stove and wood effect flooring is fitted throughout.

#### Inner Hallway

Doors leading into the bedrooms, W.C, shower room and hallway, with wood effect flooring throughout. There is a roof window letting in plenty of light and two built-in storage cupboards, one housing the hot water tank with shelving fitted.

#### W.C

Fitted with a white suite comprising a toilet and wash basin with a vanity storage cupboard. There is a window to the front aspect and the wood effect flooring continues throughout. The oil fired Grant boiler for the heating and hot water system will be located here.

#### Bedroom One

A very large main bedroom with fitted mirror fronted wardrobes and glazed doors leading into the garden with a further sliding door leading into the sunroom. There is a further door leading into the en-suite bathroom. The en-suite is fitted with a modern white suite comprising a panelled bath, toilet and wash basin with storage unit beneath. There are attractive floor to ceiling tiles, two heated towel rails, and there is a window into the sunroom.

#### Sunroom

A superb addition to the property with a large ceiling lantern and bi-fold doors leading into the garden. There is wooden flooring throughout and a pleasant outlook over the beautiful garden.

#### Bedroom Two

A large double bedroom with fitted wardrobes to two walls and glazed double doors opening into the garden.

#### Bedroom Three

A large double bedroom with a fitted wardrobe and glazed double doors opening into the garden. There is a further door from here leading into the shower room W.C.





#### Shower Room

Fitted with a modern white suite comprising a corner shower cubicle, toilet and wash basin with vanity storage beneath. There is floor to ceiling tiling, tiled flooring and there are two heated towel rails. The shower room is flooded with light from a large ceiling window and there are doors leading into bedroom three and also the inner hallway.

#### Bedroom Four - First Floor

Bedroom four is a large double bedroom with a Velux type window to the rear. The bedroom is accessed via a spiral staircase from the dining room and there is a fitted toilet. There is access from here into a large loft space which could have potential to create more usable space, providing the correct planning and building regulations are sought.

#### Garage And Office

A single garage with power, lighting and terracotta tiled flooring. There are double doors leading onto the driveway and there is an external staircase giving access to the office above. The staircase has been fully replaced in recent years by the current owners. The office offers a good amount of space and has two Velux type windows to the rear aspect. There is power and lighting and good quality wooden flooring throughout. This room could be used as a playroom or even a guest room.

#### Outside

The garden is accessed via double gates from the courtyard area and provides a very tranquil and private chill out space. There is a pretty stone wall with well established, well chosen trees and shrubs which bring an abundance of wild birds into the garden which only heightens the feeling of calm.

There is a decked area adjoining the property and a further paved seating area with three outside taps fitted.

The lawn is actually artificial and of a very good quality and aids easy maintenance. Towards the end of the garden there is a large gated log storage area which also houses the oil tank which is kept out of view. The stairs to the office will be found here also. There is parking for one vehicle in front of the garage and a further two allocated spaces in the courtyard near the main entrance.

#### Situation

Radway is a pretty village located at the foot of Edgehill. The village has attractive period stone houses, a parish church, village hall and various clubs and societies. There is also an active cricket club. Local shopping will be found in the village of Kineton, around 3 miles away, with more extensive facilities in Stratford-upon-Avon, Banbury and Leamington spa. There is regular trains running from Banbury to London Marylebone (55 mins) and there is easy access to the M40 via J11 to travel south and J12 to go north to Birmingham. The area has a good supply of excellent state, grammar and private schools in Stratford-upon-Avon, Warwick, Bloxham, Sibford, Banbury, Cheltenham and Leamington.

#### Directions

From Banbury proceed north west on the Stratford Road. Travel through the villages of Drayton and Wroxton and continue for approximately 3 miles then turn right where signposted to Edgehill and Ratley. Continue along this road passing the turn for Ratley and then bear left. Turn right at the T-junction and continue into Edgehill village.

Continue through the village and down the hill and then take the first left hand turning towards Radway. Continue along Farnborough Road and bear left towards the village.

Townsend Paddocks is the second opening on the left hand side and clearly marked. Park on the right hand side where marked and walk towards the garages where The Stables will be found in the top left hand corner.

#### Services

All mains services connected with the exception of gas. Oil fired central heating. Oil boiler located in the W.C.

#### Local Authority

Stratford Upon Avon District Council. Tax Band F.

#### Viewings

Strictly by prior arrangement with Round & Jackson.

#### Tenure

A freehold property.

#### Agents Note

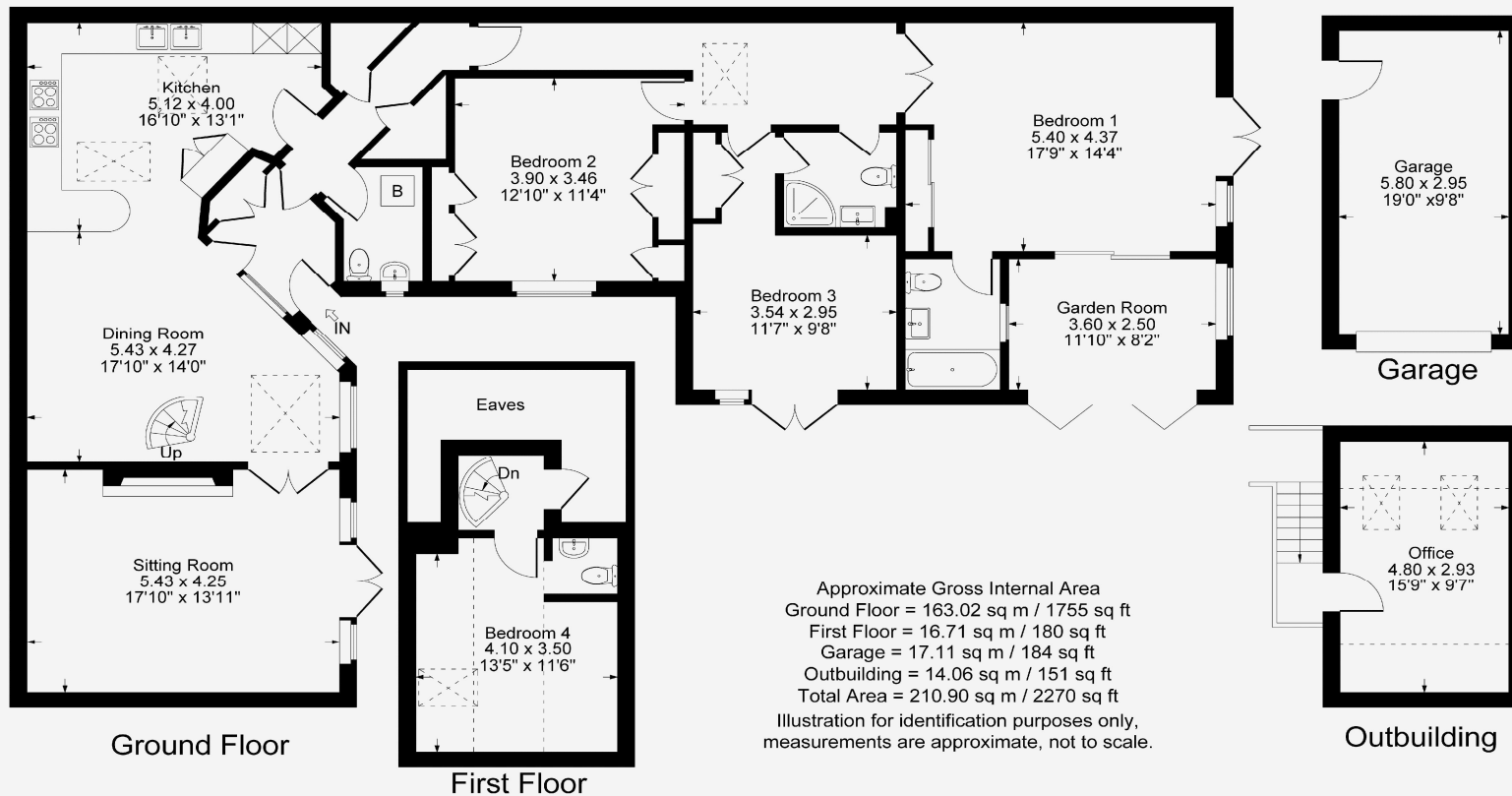
There is a small service charge for the development which is currently £25.00 per month. This goes towards maintenance of the courtyard and grounds.

**Guide Price: £690,000**









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	74 C
39-54	E		
21-38	F		
1-20	G		

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