



Hambleton House, Elmdon Close, Snitterfield, Stratford-Upon-Avon
Offers Over £1,350,000



NIKKI HOMES
PROPERTY CONSULTANTS

We are delighted to offer to the market this stunning family home. Built by the award winning - Spitfire Bespoke Homes. Finished To Spitfire's Signature Specification.

This is a unique home of grand proportions, offering 3330 SQ FT of accommodation. Set within a quiet cul de sac of seven, individually built, bespoke homes. Set within the sought after village of Snitterfield. The current owners were the first to occupy this home and the property remains in a brand new condition. This well laid out accommodation offers:- A Large Hallway, Open Plan Kitchen/Dining/Family Room With Bi-fold Doors To The Rear. WC, Utility, Walk In Pantry, Living Room With Doors To Rear Garden. Separate Study Room/Dining Room. Five Bedrooms Two With Ensuite. Master Bedroom With Vaulted Ceiling, Family Bathroom. Double Garage With An Office Above & A Garden Room/Gym In The Rear Garden. This home must be viewed to be appreciated.

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This stunning home showcases the Spitfire Signature Specification:-

A Individually designed kitchen, bespoke feature staircase, underfloor heating and contemporary Villeroy & Boch sanitary ware. The Individually designed kitchen features bespoke elements unique to Spitfire. • Hand painted kitchen doors • Premium quartz worktops • Sleek, painted toughened glass splash backs. • Siemens integrated appliances to include induction hob, two single ovens, microwave and extractor hood in bespoke housing. • Integrated Smeg dishwasher and fridge freezer.

An uncompromising level of attention to detail throughout:-

- Bespoke feature staircase with oak handrail and newels and contemporary glazed balusters
- Underfloor heating to ground floor, thermostatically controlled radiators to first floor.
- Bespoke fitted wardrobes to master bedroom and bedroom 2
- Natural Oak veneer internal

doors • Porcelanosa ceramic floor tiles to kitchen, family area, utility and WC • Ceramic tiling or premium Amtico floor finish to bathrooms and ensuites. • Feature fireplace with class 1 flue, solid oak mantle, granite hearth and log burner with log box • Spitfire signature over sized skirting boards and seamless architrave detail. • Glazed bi folding doors and French doors as indicated on floor plans.

Contemporary bathroom and ensuites showcasing premier brand names. • Sleek white sanitary ware by Villeroy & Boch complemented by polished chrome fittings by Hansgrohe.

- Shaver sockets and multi rail chrome towel warmer to bathroom and ensuites. • Full height wall tiling by Porcelanosa to all walls with sanitary ware. • Bespoke over sink mirrored vanity cabinet to bathroom and master ensuite. • Fitted over sink wall mirror to WC and ensuite 2.

Electrical & Lighting:- • Contemporary brushed steel sockets and switches throughout with USB charging points to selected sockets in kitchen, bedrooms, study and sitting room. • Satin silver and nickel LED down lighters to kitchen, family, hall, utility, landing, WC, bathrooms and ensuites. • Remote operated up-and over garage doors. • Electric car charging point to all garages.

Security & Peace of Mind:- • 10 year NHBC Warranty • Alarm system with PIR sensors to kitchen, family area, sitting room and master bedroom suite with optional monitoring facility

- External lighting to front and rear of property with PIR sensors.

External Details:- • Oversized timber front door. • Turfed gardens areas with paved patios and pathways • External waterproof sockets and water tap to rear of property • Roads and communal areas are maintained by a management company.

Media & Communications:- • TV and telephone sockets to sitting room, kitchen, study and all bedrooms. •

Sound system hard wiring to sitting room, kitchen, family area and master bedroom suite suitable for Sonos amplifier. • Integrated television reception system including Sky TV provision and aerial.

Please Note:- The owners have added in a waste disposal unit in the kitchen.

PLEASE NOTE:

Services

Mains electricity, LPG and water are connected to the property. Drainage is via the main system. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Local Authority: Stratford District Council 01789 267575.

Viewings

Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:

1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3: Potential buyers are advised to re-check the measurements before committing to any expense.

4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers' interests to check the working condition of any appliances.

5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.

6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Call 07460583621/ 01789 532211 for more info or to arrange a viewing

Please note:

There is a maintenance charge for the upkeep of the road, which is managed by the residents in the cul de sac. The approximate cost is £942 per annum.

Tenure: Freehold

Parking options: Garage

Garden details: Private Garden

Hall

Large open hallway, Doors off to living room, dining room/study and cloakroom and to the kitchen/diner/family room. Under stairs storage cupboard housing the alarm and electrics.

Stairs rising to first floor.

Cloakroom

Fully tiled, wash hand basin and WC. Same high spec throughout the cloakroom, bathroom and ensuites.

Kitchen/diner

Kitchen/Dining & Family Area
6.58m x 7.45m 21'-7" x 24'-5"

The individually designed kitchen features bespoke elements unique to Spitfire. • Hand painted kitchen doors • Premium quartz worktops • Sleek, painted toughened glass splash backs. • Siemens integrated appliances to include induction hob, two single ovens, microwave and extractor hood in bespoke housing. • Integrated Smeg dishwasher and fridge freezer.

This large open plan room really is the hub of

the house, you have room for sofas, TV and formal or informal dining.

Utility

Space & Plumbing for all relevant appliances. In between the Pantry & The Utility is an inner lobby area which has a door leading from off the driveway, providing easy access into the kitchen.

Pantry

Pantry Area - Built in area for shoes & coats

Living room

7.93m x 5.01m 26'-0" x 16'-5"

Doors to rear garden. Feature fireplace with flue, solid oak mantle, granite hearth and log burner with log box.

Study

Study/Dining Room 3.77m x 5.01m 12'-4" x 16'-5"

The current owners use this room as a snug but it could be used as a formal dining room.

Landing

Doors to all rooms.

Bedroom 1

Master Bedroom 5.50m x 4.25m 18'-0" x 13'-11"

To the rear of the property with a stunning Juliet balcony overlooking the rear garden. Built in wardrobes. Door into ensuite

En-suite

Ensuite 1 - Three Piece Suite

Contemporary ensuite showcasing premier brand names. • Sleek white sanitary ware by

Villeroy & Boch

complemented by polished chrome fittings by Hansgrohe.

• Shaver sockets and multi rail chrome towel warmer to

bathroom and ensuites. • Full height wall tiling by Porcelanosa to all walls with sanitary ware. •

Bespoke over sink mirrored vanity cabinet to bathroom and master ensuite.

Bedroom 2

3.83m x 4.09m 12'-7" x 13'-5"

En-suite

2nd Ensuite for Bedroom Two. Three Piece Suite

Contemporary ensuite showcasing premier brand names. • Sleek white sanitary ware by Villeroy & Boch complemented by polished chrome fittings by Hansgrohe.
• Shaver sockets and multi rail chrome towel warmer to bathroom and ensuites. • Full height wall tiling by Porcelanosa to all walls with sanitary ware.

Bedroom 3

Bedroom 3 - 3.05m x 4.21m 10'-0" x 13'-9"

Bedroom 4

Bedroom 4 - 3.18m x 3.92m 10'-5" x 12'-10"

Bedroom 5

Bedroom 5 2.83m x 4.11m 9'-3" x 13'-5"

Bathroom

Family Bathroom - Fitted with the same premier brand sanitary ware.

Rear Garden

The rear garden is landscaped and has gated access into the garden from the driveway. Mostly laid to lawn with herbaceous shrubs and borders. Children's play area which is fenced in and closed off from the remainder of the garden. Space for shed to the side of the garage. Access into the office over the garage and into the gym.

Garage

Double Garage, ample parking for several vehicles in front of the garage. External stairs rising to a first floor office.

Office 1

Office 6.08m x 4.97m 19'-11" x 16'-3"

External Garden Room

3.90 x 7.90 - 12'8 x 25'9 "

The owners are using this versatile space as a gym currently. It has power and heating.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

NOT TO SCALE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	85		
EU Directive 2002/91/EC			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Viewing by appointment only
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