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BYWAYS

FRANKTON ROAD, BOURTON ON DUNSMORE, WARWICKSHIRE. CV23 9QT

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EXCITING DEVELOPMENT OPPORTUNITY - Substantial detached family home occupying a good size plot with planning permission for a large two storey extension to provide additional accommodation. The current property retains much of its charm and character although is in need of some up-dating and improvement.

The accommodation briefly includes entrance vestibule, spacious lounge, cloakroom, open plan kitchen/dining room, conservatory, four good size bedrooms (two with Jack & Jill en-suite bathroom) and family bathroom. There is also a detached office with built-in furniture. There is off road parking for several vehicles and beautiful mature gardens.

The popular Warwickshire village of Bourton on Dunsmore is surrounded by open countryside and situated within commuting distance of Leamington Spa, Rugby and Coventry.



GROUND FLOOR

SPACIOUS ENTRANCE VESTIBULE

Solid wooden entrance door, double doors to front garden area, storage units, tiled floor, skylight providing natural light.

LOUNGE 26'1" x 18'1" including stairs

Feature fireplace with wood burning stove (dual sided chimney breast into the kitchen/dining room), stairs to first floor with understairs storage, double glazed windows to front and side aspects, two radiators and tiled flooring. Door to:



CLOAKROOM

Continuation of tiled flooring from lounge, vanity unit with inset wash hand basin, WC, feature cast iron fireplace, ceramic wall tiling, coving to ceiling and opaque double glazed window to side aspect.

KITCHEN/DINING ROOM 26'0" x 15'2" max reducing to 11'3"

Comprising:

Kitchen Area

Having stainless steel sink unit with mixer tap, range of base units and drawers with work surfaces over, wall mounted units, space for Range style cooker.

Dining Area

Having fireplace with wood burning stove (from lounge), tiled flooring, double doors to rear, double glazed window to side aspect. Doors to:

CONSERVATORY 26'7" x 7'8"

Of double glazed units with double glazed pitched roof and door to outside.

STAIRCASE

With feature inset lighting to:

FIRST FLOOR

LANDING

Double glazed window to front aspect, wood panelling and doors leading off to:

BEDROOM ONE 11'7" x 11'0"

Double glazed window to side aspect, wood panelling and door to:

JACK & JILL EN-SUITE BATHROOM 6'11" x 6'10"

Having claw foot roll top bath, wash hand basin, WC and ceramic tiling.

BEDROOM TWO 13'10" x 11'0" max

Double glazed window to side aspect, wood panelling and door to Jack & Jill en-suite bathroom.

BEDROOM THREE 11'2" x 10'11"

Double glazed window to side aspect, feature cast iron fireplace, coving to ceiling and wood panelling.

BEDROOM FOUR 11'0" x 7'5"

Double glazed window to rear aspect, wood panelling and wood flooring.

FAMILY BATHROOM

Panelled bath, separate shower cubicle, WC, two wash hand basins, heated towel rail and double glazed window to side aspect.



OUTSIDE

DETACHED OFFICE 10'9" x 5'10"

Having built-in wrap-around desk, fitted shelving and storage, double glazed window to front aspect.

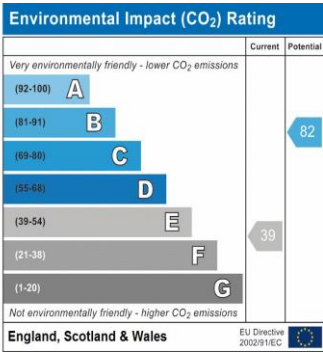
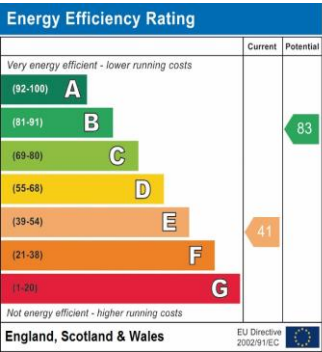
GARDENS

The property sits on a generous size plot amidst beautifully kept gardens. Large front lawned area with boundary hedge and gravelled parking area for several vehicles. Feature pond with pergola and seating area. Various garden storage sheds. Mainly lawned rear garden with mature shrubs and trees, fire pit with seating area, paved barbecue area and patio area.

PLANNING PERMISSION

The owners obtained planning permission for a two storey extension and the footings are in place. Further information available from the selling Agents.

Please note the image shown is a CGI of the finished extension.



IMPORTANT NOTICE

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, please ask us and we will confirm it for you. Otherwise, professional verification should be sought. These Sales Particulars do not constitute a contract or any part of a contract. **Measurements:** All dimensions are approximate. **Fixtures, Fittings and Appliances:** The mention of any fixtures, fittings and/or appliances does not imply they are in full working order. **Photographs:** Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. **Floor Plans:** For general guidance only and not to scale. **Regulated by RICS**