



‘Windmere’ Mill Lane, Rowington  
CV35 7AE

Guide Price  
£1,200,000







Harts are delighted to offer for sale this contemporary, architecturally designed home in a the sought after village of Rowington in Warwickshire which offers fabulous open plan living areas, high quality fixtures and fittings throughout and flexible living spaces for larger or extended families. The property has underfloor heating on both floors, stylish hard flooring, classic plantation shutters and modern sliding pocket doors giving this home a spacious and modern edge, all features one would expect to find in a new home.

'Windmere' was architecturally designed by the current owners in 2014 and offers a contemporary spacious living environment in a sought after leafy neighbourhood.

The property is set back from Mill Lane behind mature hedging and a large expanse of driveway that provides plenty of parking for all the family and visitors alike. The private rear garden is Southerly and has full width decking to the rear of the property perfect for outside dining and entertaining, alongside a large lawn area for family play.

Our current family designed this fabulous home with their extended family in mind so allowing lots of independent living including a ground floor bedroom suite for the older members of the family, but still having open plan living areas for all of the household to enjoy.

The kitchen areas are beautiful and practical with lots of eye and base level units for storage, integrated appliances, alongside kitchen islands ideal for today's stylish informal living. The five bedrooms are all generous in size, some with private en suites, or use of a luxurious family bathroom.

To the side of the property there is space and potential to build garaging or garden building (STPP)

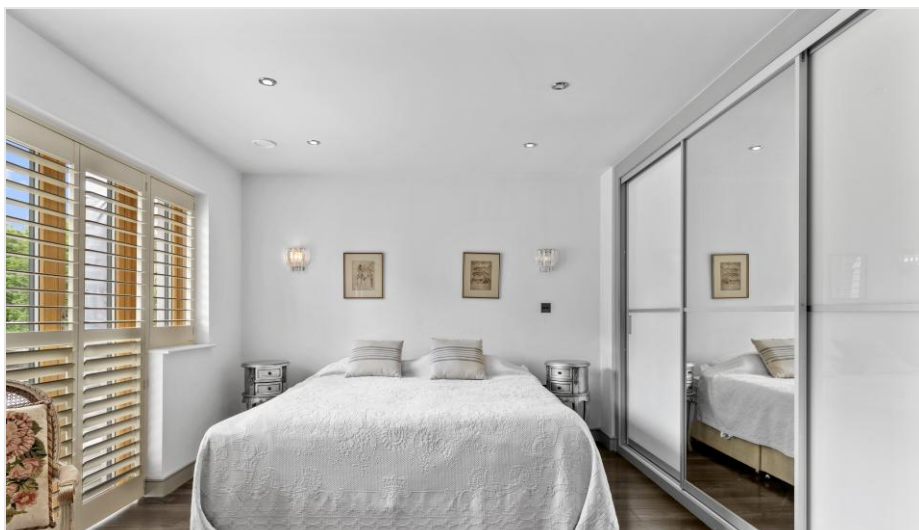
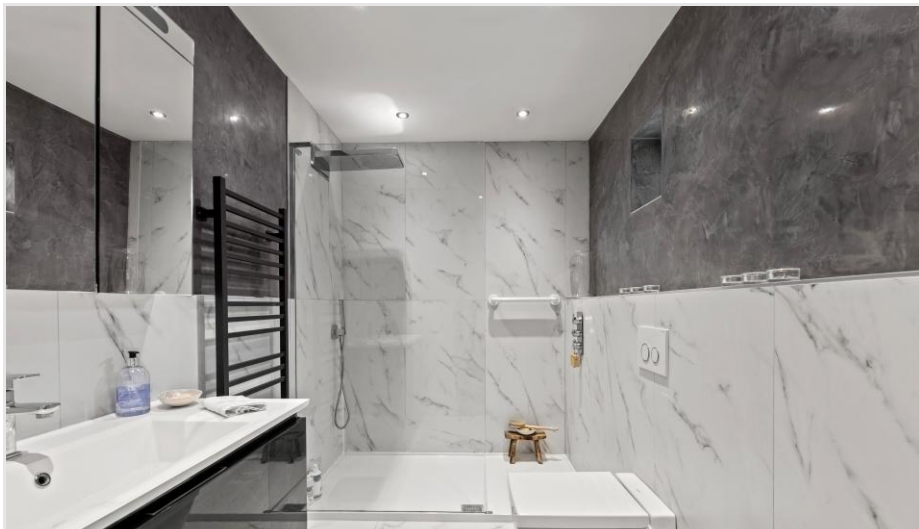
We recommend an internal inspection to fully appreciate this fabulous family home.











## ADDITIONAL INFORMATION

**TENURE:** FREEHOLD Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains AIR SOURCE HEATING SYSTEM, MAINS WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. UNDERFLOOR HEATING THROUGHOUT However, this must be checked by your solicitor before the exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** We understand to lie in Band F

**ENERGY PERFORMANCE CERTIFICATE RATING:** TBC We can supply you with a copy should you wish.

**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Items that are integral and fitted will be included in the sale price.











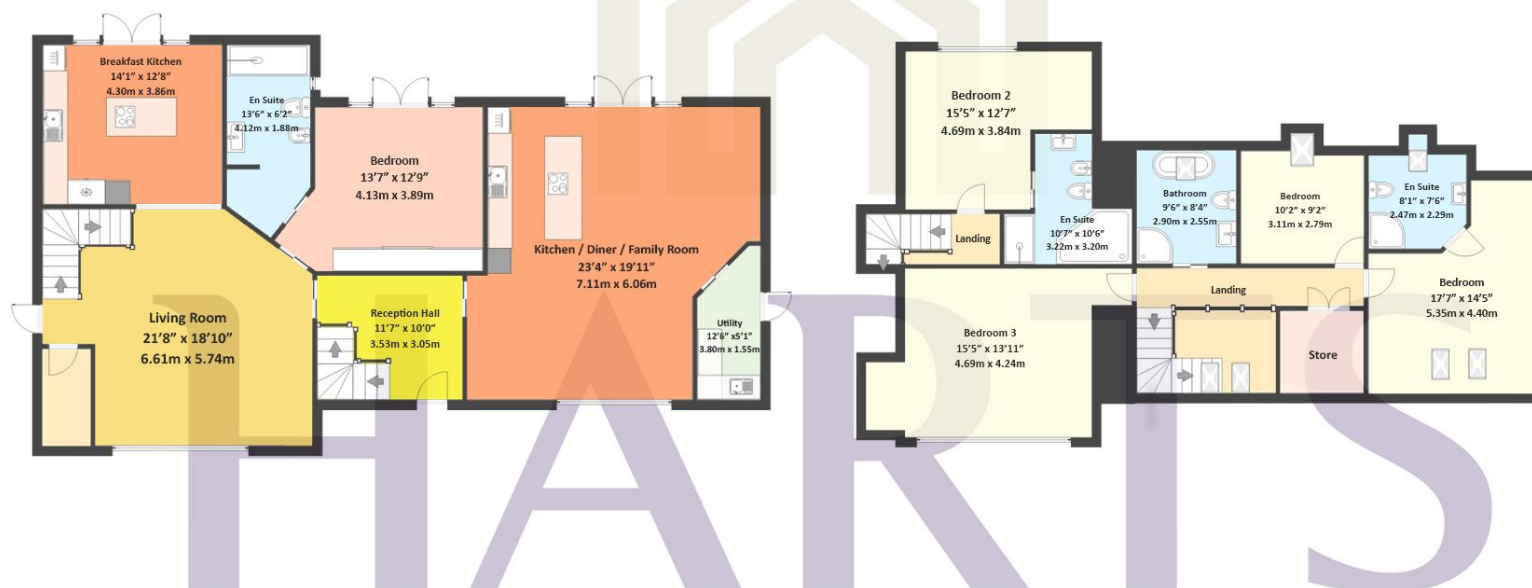
EPC to follow

Internal Living Area 244.52 square metres / 2,632 square feet



Ground Floor

First Floor



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