

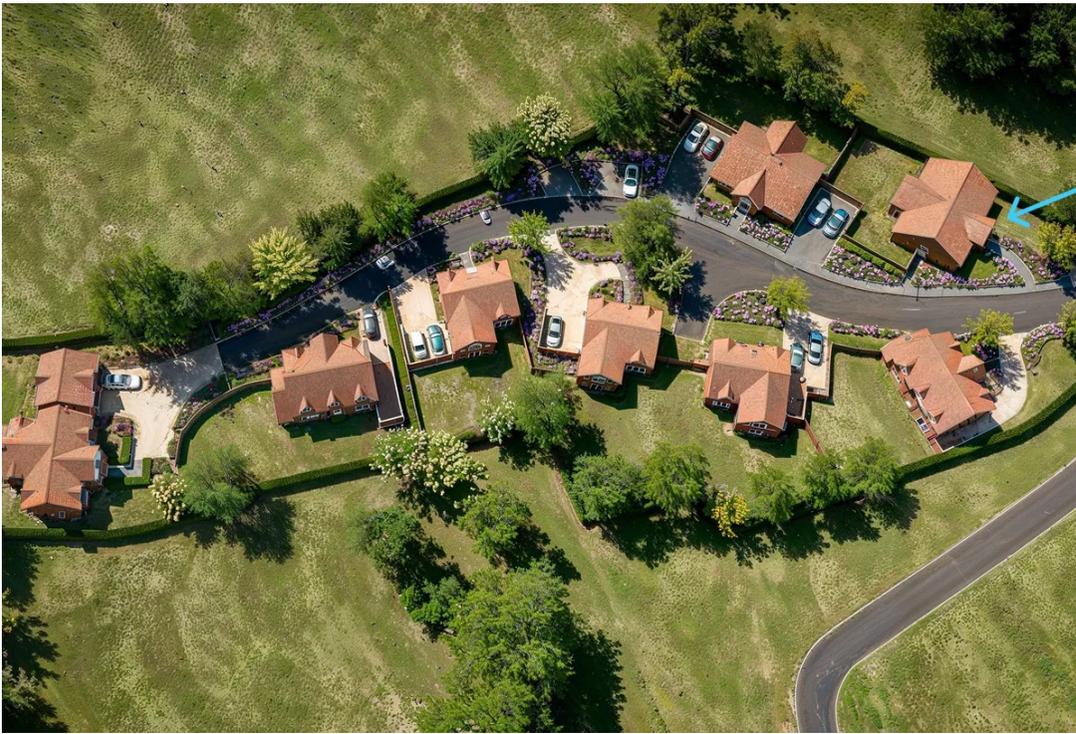
Hawkins  
Patterson &



Mayfield Farm, Henley-In-Arden, Warwickshire, B95 5JJ

Henley-In-Arden

£750,000



**Bedrooms: 2 | Bathrooms: 2 | Receptions: 2**

**Standing on a generous south facing plot with fields to one side of this exclusive development of 8 new homes. The location enjoys a semi-rural feel at the end of a private road within walking distance to the popular Henley in Arden High Street.**

**At the entrance of the property is a vaulted ceiling entrance and guest cloaks. Off the hallway are two double bedrooms at the front, both with en-suites. The back of the property is a part vaulted dining & family area with a luxury fitting kitchen with appliances & utility and a separate sitting room all facing the rear garden. Should you desire, the wall between could be removed, to create a wide-open living space. Double doors and Bi-fold doors access into the rear garden with countryside views. Perfect for a Sunday morning coffee on the patio.**

**Double parking space with electric vehicle charging. Double garage available at additional cost. (Subject to planning)The Bungalow has been designed that should you wish a staircase can be added to take you up to a superb third bedroom & en-suite.**

#### **ENTRANCE HALL**

**GUEST WC - 1.85m x 0.94m (6'1" x 3'1")**

**KITCHEN - 3.56m x 3.15m (11'8" x 10'4")**

**UTILITY ROOM - 2.13m x 1.7m (7'0" x 5'7")**

**FAMILY/ DINING ROOM - 6.32m x 3.73m (20'8" x 12'3")**

**SITTING ROOM - 4.32m x 4.11m (14'2" x 13'5")**

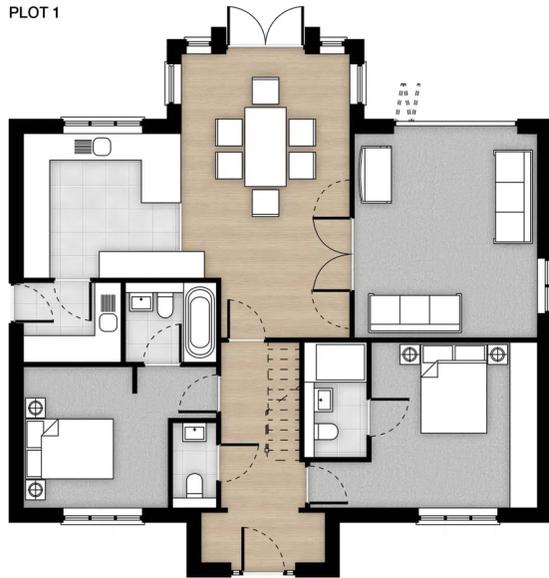
**MASTER BEDROOM - 3.66m x 3.66m (12'0" x 12'0")**

**ENSUITE - 2.54m x 1.14m (8'4" x 3'9")**

**BEDROOM TWO - 3.25m x 3.1m (10'8" x 10'2")**

**ENSUITE - 2.08m x 1.73m (6'10" x 5'8")**

PLOT 1



Ground Floor





## **SPECIFICATION**

### **KITCHEN**

Stylish style range of kitchen and utility units in a choice of colours (options for upgrade)

Quartz work tops to kitchen and laminate to utility

1½ bowl under mounted sink with engraved drainer and chrome plated instant boiling water mixer tap

1No. NEFF slide and hide electric oven

1No. NEFF slide and hide combination oven

Ceramic hob and extractor hood

Integrated dishwasher

Integrated fridge/freezer

300mm wine cooler

Space for washing machine/tumble dryer within utility

### **CLOAKS/ ENSUITES**

Roca white fitted sanitaryware

Concealed cistern and floor mounted dual flush wc

Wash hand basins with vanity unit under

Porcelanosa tiling to walls - full height around Bath and Shower areas, half height to remainder

Porcelanosa tiling to floors

Hansgrohe chrome mono bloc mixer taps with pop-up waste to basins and bath

Shower enclosures to shower tray & shower screen over bath

Grohe Thermostatic rainfall shower with variable spray

Illuminated mirrored wall cabinet with integral shaver socket.



## **INTERNAL FINISHES**

Cottage style oak veneer solid core doors with polished chrome door furniture, with white doors to ensuites.

White gloss painted Ovolo MDF skirting boards and Architraves

Barely Chalk matt painted walls, White Mist matt emulsion in En-suites

Brilliant white ceilings throughout

Luxury vinyl flooring to kitchen/dining area/ hallway/ utility and guest cloakroom

Fitted wardrobes to Bed 1

## **ELECTRICAL INSTALLATIONS**

Switched sockets with USB ports and switches - Chrome to ground floor, white to

first floor (with option to upgrade to chrome)

White LED downlighters to hall/ kitchen/ dining room/ family room/ guest

cloakroom/ landing/ bathroom and en-suites (with option to upgrade to chrome)

Under wall cupboard lighting to kitchen

Vent-Axia MVHR Lo-Carbon whole house ventilation.

Smartmist misting sprinkler system

## **HEATING & PLUMBING**

Daikin air source Heat Pump & cylinder providing hot water and heating throughout

Zoned underfloor heating to ground floor

Shower to both En-suites (one over bath)



## **MEDIA & TELECOMMUNICATIONS**

Media plate to Living/Sitting room/Family/Bed 1

Openreach optical Network Terminal (ONT) located in the store / cupboard for Fibre

Broadband with BT Smart Hub router.

## **SECURITY**

PAS 24 security rated five point locking system with anti-snap, bump and drill

cylinder to external doors compliant with Secured by Design

Verisure Remote controlled wireless intruder alarm system with camera door bell

Exterior LED dusk to dawn wall lights to front and rear

## **EXTERNAL DETAILS**

7 Kw EV Charging point

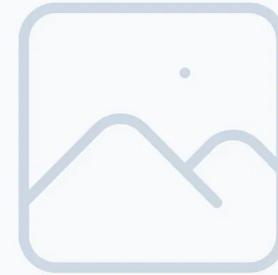
Outside water tap to side or rear

Outside power point to side or rear

Landscaped front garden, patio and turf to rear

Block paving to drives

190 litre rainwater butt.







## Hawkins & Patterson

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