



Green Lane, Oxhill

Guide Price **£825,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Ferndale Green Lane

Oxhill, Warwick

This beautifully designed, one-of-a-kind, three-bedroom detached home is set in the idyllic and sought-after countryside village of Oxhill. It has been constructed to take full advantage of the stunning surrounding views.

With outstanding panoramic views at the front, this contemporary design truly brings the outside in. Upon entering, you are welcomed by a practical, stylish entrance with excellent built-in storage, leading into the bright, open-plan living space. The centrally located kitchen boasts a large island with Corian worktops, a breakfast bar, an induction hob, a double oven, a plate warmer, a dishwasher, a fridge freezer, and a Quooker tap. Light floods into the front living area and kitchen through the south-facing windows, beautifully framed in oak. The home also includes a utility room and a WC.

A door leads you from the kitchen and snug to an outdoor patio area at the front, perfect for a relaxing coffee break.

At the rear, you will find an impressive dining area and a sitting room fitted with a Morso wood burner, creating a cosy atmosphere. In the summer, a wall of bi-fold doors can be opened to seamlessly connect the indoor living area with the garden.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C





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An oak and glass staircase leads to the first floor where sail-like windows showcase views over the fields at the rear. Bedroom three, currently utilised as a study, features clever sliding storage to maximise the available eaves space. Bedroom two also includes thoughtfully designed built-in storage and lovely views. The generous main bathroom features Bauhaus furniture with a large freestanding bath, a separate shower and underfloor heating. The main bedroom definitely has the 'wow' factor, accessed via a large dressing room with a full range of built-in wardrobes and access to an ensuite shower room also with Bauhaus furniture and underfloor heating. It boasts a stunning Juliet balcony, vaulted ceiling, oak beams and floor-to-ceiling windows surrounded by beautiful oak, which highlight the breathtaking views. Mood lighting along the floor near the glazing creates an enchanting atmosphere. Every available space has been thoughtfully utilised for storage, showcasing meticulous design throughout the home.

The rear garden features a large patio, ideal for entertaining, a lawn leading to an additional seating area, and 2 good-sized storage sheds. At the front, there is a spacious driveway with parking for up to six cars.

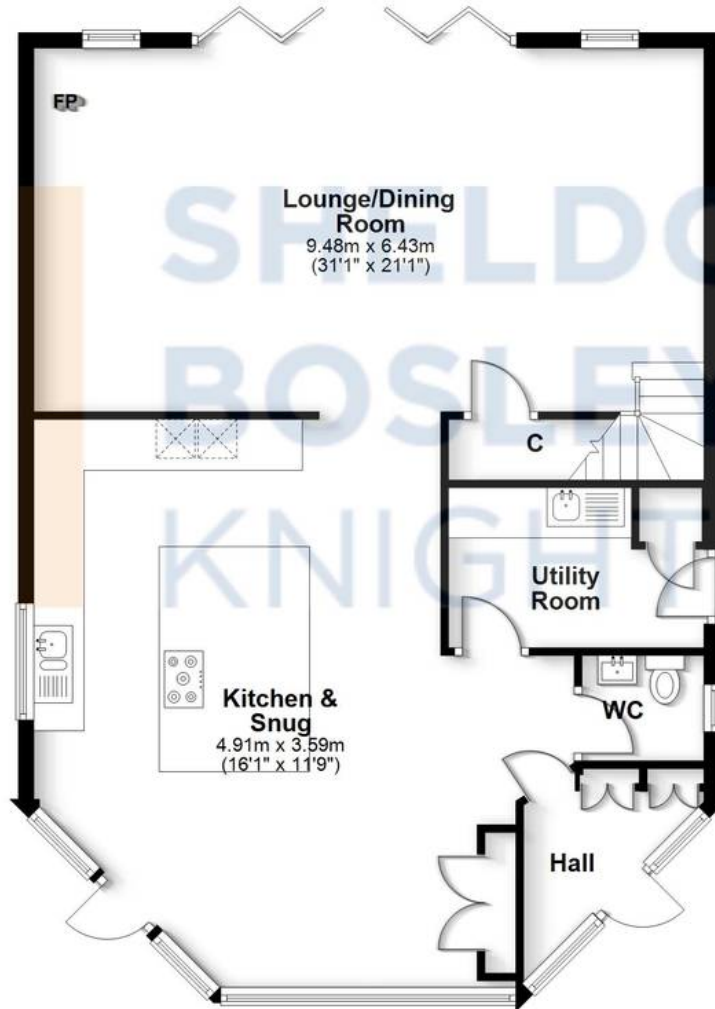
Solar panels are installed on both sides of the roof, which use a feed-in tariff, and there is an air source heat pump. The ground floor is equipped with underfloor heating.





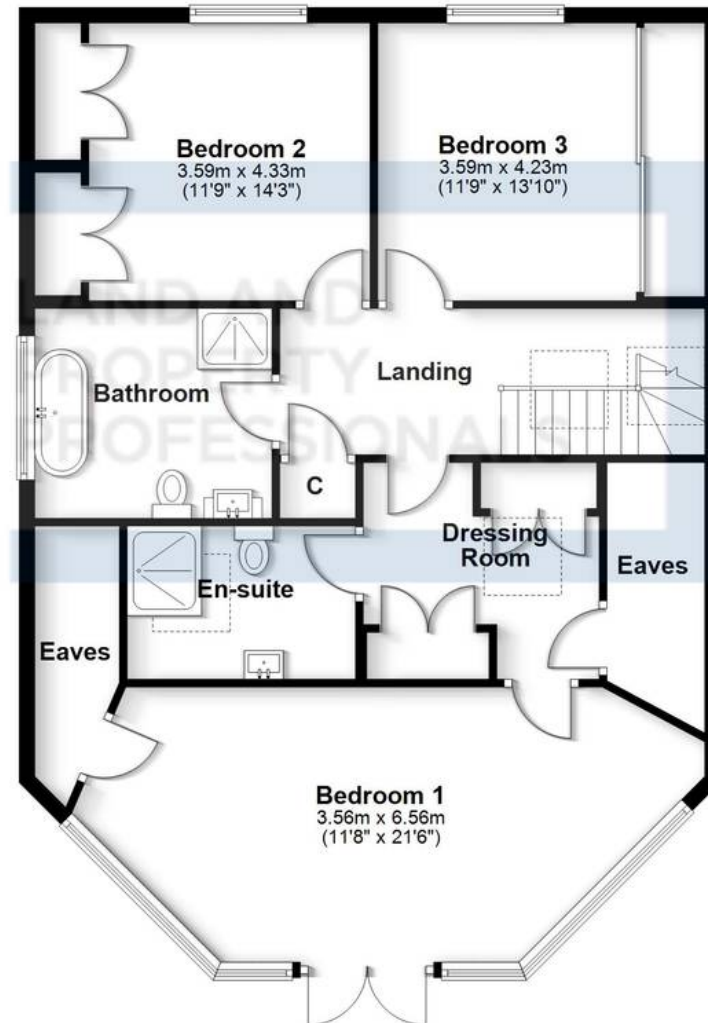
Ground Floor

Approx. 99.3 sq. metres (1069.2 sq. feet)



First Floor

Approx. 99.3 sq. metres (1069.2 sq. feet)



Total area: approx. 198.7 sq. metres (2138.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.