



**EDWARD KNIGHT**  
ESTATE AGENTS

THE OLD DAIRY, HALLAMS CLOSE, BRANDON, COVENTRY, CV8 3NZ

£597,500 GUIDE PRICE





### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this delightful four-bedroom, family home situated on an idyllic plot with private gates. The property is one of three, impressive, brick-built barn conversions transformed in 2001 to create three stunning, private dwellings accessed via a secluded road and offering a peaceful and safe environment. The property's spacious accommodation is arranged over two floors and offers a tasteful combination of contemporary styling, teamed with the charming features of the original barn.

### LOCATION

Brandon is a quaint village in Warwickshire. It belongs to the borough of Rugby and is conveniently located close to the A45 which provides easy access to the M45, M6 and M69. The central location offers a good choice of railway networks from Coventry and Rugby whilst offering easy access to Birmingham International Airport and London.

The property is located in the heart the village where everyday quality amenities are within easy walking distance. Local schooling is available and a wide range of state and independent schools are within easy reach.

There are supermarkets located close by whilst Coventry City Centre, Rugby Town Centre, Leamington and Warwick are all close by and easily accessed to provide a wider variety of amenities including, shops, restaurants, cafes and bars.



For countryside activities Draycote Reservoir is very close by and has a choice of activities including cycling, fishing and many water sports whilst Ryton Pools is fantastic for short walks, birdwatching and also has two playgrounds to entertain children.

### GROUND FLOOR

There are two entrances to this charming property which include; the entrance that gives access straight into the open plan kitchen/ diner and is most commonly used by the current owners or the main entrance which is through to the boot room and into the entrance hallway.

To the left of the hallway is the sitting room which features exposed beams and a wood burner set into exposed brick fireplace. To the right offers access to the ground floor cloakroom, cosy family room and the sociable kitchen featuring a central island with seating as well as space for a dining table and sofa.

### BOOT ROOM

### HALLWAY

### LOUNGE

15' 2" x 15' 0" (4.62m x 4.57m)

### CLOAKROOM

### FAMILY ROOM

11' 1" x 8' 3" (3.38m x 2.51m)



### KITCHEN/DINER

28' 0" x 14' 8" (8.53m x 4.47m)

### FIRST FLOOR

Stairs rise from the hallway to the first floor landing which provides access to all four bedrooms and a family bathroom. A natural brightness and tasteful, natural décor continues throughout the first floor accommodation.

The master bedroom is situated at the far end of the property and has a range of fitted wardrobes







and an en-suite shower room. The second bedroom is situated at the opposite far end of the property and offers an en-suite shower room as well as two Velux sky light windows, which are also featured in bedrooms three and four and on the landing.

The family bathroom has been re-fitted with an elegant, modern three-piece suite as well as fresh décor including tasteful feature tiles to the flooring and a mixture of full and half height tiling to the walls.



#### LANDING

#### MASTER BEDROOM

23' x 15' 3" (7.01m x 4.65m)

#### ENSUITE

#### BEDROOM TWO

15' 4" x 12' 2" (4.67m x 3.71m)

#### ENSUITE

#### BEDROOM THREE

11' 3" x 10' 9" (3.43m x 3.28m)

#### BEDROOM FOUR

11' 2" x 8' 8" (3.4m x 2.64m)

#### BATHROOM



#### OUTSIDE

To the front of the property there is a secure, automatic gate that provides access into the courtyard which houses the double garage and provides parking for several vehicles. The courtyard also provides convenient access into both entrances and leads through to the enclosed garden.

The rear garden has an initial patio area and is mainly laid to lawn offering a wonderful, private outdoor space perfect for relaxing or entertaining.

GROUND FLOOR 1223 sq. ft.  
( 113.6 sq. m. )



1ST FLOOR 957 sq. ft.  
( 88.9 sq. m. )



| 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 | 55                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92-100)  | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England, Scotland & Wales                                       |   | EU Directive 2002/91/EC |           |

TOTAL FLOOR AREA : 2181 sq. ft. ( 202.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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