



Northend, Southam, Warwickshire, CV47

Guide Price: £1,450,000

Freehold

PILKINGTON ESTATES

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Nestled at the base of the picturesque Burton Dassett Country Park, this exceptional property embodies the essence of countryside living, set on approximately 2.8 acres of land. Offering an unparalleled blend of privacy and tranquility, this home is a true countryside retreat. As you approach, a scenic, tree-lined driveway greets you, leading to the property and offering breathtaking views along the way. At the end of this enchanting approach, you'll find an oak-framed triple carport and an expansive driveway that provides ample parking for multiple vehicles.

This remarkable home is a perfect blend of rustic charm and modern efficiency, making it an ideal residence for those seeking a balance between traditional design and contemporary comfort. Thoughtfully designed with energy efficiency in mind, the property features a state-of-the-art ground source heating system that powers underfloor heating, with zones carefully controlled in every room. This advanced heating solution not only ensures maximum comfort but also highlights the property's commitment to sustainability.

Converted in 2010, The Old Cowshed has been crafted to maximize its stunning surroundings, offering captivating views of the rolling countryside from every angle. The conversion merges modern living conveniences with the character of a traditional barn.

The grounds of the property are equally impressive, featuring well-maintained gardens, a selection of outbuildings, and a stable block ideal for equestrian enthusiasts. Additionally, there is an 18m x 25m ménage, perfect for riding, and paddocks that offer ample space for horses or other livestock. The overall layout of the land has been designed to cater to a variety of outdoor pursuits, making it an idyllic location for anyone with a passion for country living.

With its 10-year Build Zone warranty, underwritten by Mitsui Sumitomo Insurance at Lloyds Ltd, starting from June 2018, this property provides peace of mind alongside its many other extraordinary features. Whether you are looking for a serene escape from city life or a spacious home to enjoy all that rural living has to offer, this property is a truly unique opportunity to own a piece of countryside paradise. EPC: D









