



MILLINGTON HOUSE, MAIN STREET

BRANDON, WARWICKSHIRE, CV8 3HW

GUIDE PRICE £850,000

**** SUBSTANTIAL HIGH SPECIFICATION DETACHED
FAMILY HOME ****

EXCLUSIVE EXECUTIVE DETACHED HOME SET IN THE HIGHLY SOUGHT AFTER VILLAGE OF BRANDON, CLOSE TO RUGBY. A UNIQUE OPPORTUNITY TO PURCHASE A CONTEMPORARY HOME OFFERING SPACE AND LUXURIOUS LIVING. HIGH SPECIFICATION THROUGHOUT INCLUDING UNDERFLOOR HEATING TO GROUND FLOOR AND BATHROOMS. STUNNING OPEN PLAN LIVING KITCHEN WITH CENTRAL ISLAND AND BI-FOLDING DOORS OPENING INTO PRIVATE GARDEN. SIX BEDROOMS, EN-SUITES TO MASTER AND BEDROOM TWO, AND A FOUR PIECE FAMILY BATHROOM. MUST BE VIEWED!



PROPERTY FEATURES

- Substantial Detached Family Home
- Six Bedrooms
- Entrance Hallway, Guest WC & Generous Utility
- Family Lounge with Feature Fireplace
- Fantastic Open Plan Living Kitchen with Bi-folding Doors
- Master Bedroom with En-Suite & Dressing Area
- Modern Four Piece Family Bathroom & Additional En-Suite to Bed Two
- Beautiful Finish & High Specification Throughout
- Paved Driveway for Ample Parking & Enclosed Rear Garden

FULL DESCRIPTION

Millington House is a private development of an independent executive home, built by established Ashlawn Builders, and offering contemporary and luxurious living in abundance in the sought after village of Brandon.

The attractive property is fronted by a generous, private block paved driveway, offering ample parking, a beautiful wooden porch illuminated by external down lights. Set in a secluded spot close to local amenities, this contemporary home ticks all the boxes in terms of space, quality, and modern living.

As is fitting for a home of this quality, a spacious hallway welcomes you as you step into the property with a bespoke glazed and oak staircase leading to the first and second floors. Leading off the hallway is the stunning kitchen-family living space with its beautiful duo tone green and cream cabinetry, central feature island, quartz worktops and high-end integrated appliances including a Quooker tap, wine cooler, and downdraft hob. This incredible kitchen-family

space features bi-folding doors extending out onto the paved patio and private garden.

The ground floor also offers a guest WC, spacious utility with side access door, underfloor heating and LVT flooring throughout. To the first floor, the spacious master bedroom has an elegant en-suite bathroom complete with vanity unit, walk in shower and high-end fittings. There are a further three, bedrooms on this floor as well as a fully tiled family bathroom. To the top floor is two further well-proportioned bedrooms with dormer style windows, and en-suite facilities to bedroom two.

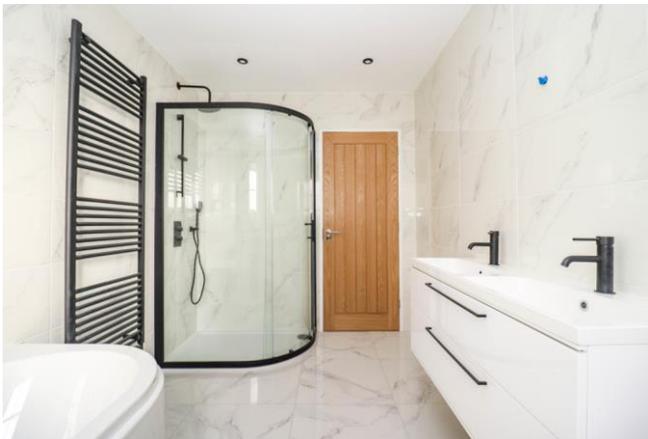
This attractive property further benefits from efficient energy sources including solar panels to the rear elevation, air source heating, and an enclosed rear garden with paved entertaining patio overlooking fields to the rear.

Brandon village is equidistance from Rugby and Coventry, and is just a short drive from Dunchurch Village, which is very well served by a wide range of local shops and amenities, including a post office, pharmacy, doctors and dentists' surgeries, hair and beauty salons, public houses, coffee shop, restaurants and takeaways, and a village hall. The area benefits from excellent transport links to include easy access to the region's central motorway networks (M1/M6 and M45) and is just a fifteen minute drive from Rugby train station.

Room Dimensions:

- Lounge 5.58m (18'4") x 4.11m (13'6")
- Family Room 7.02m (23'1") x 6.53m (21'5")
- Kitchen 5.58m (18'4") x 3.91m (12'10")
- Utility 2.84m (9'4") x 2.67m (8'9")
- Bedroom 1 6.53m (21'5") x 5.34m (17'6")
- Dressing Area 1.96m (6'5") x 1.68m (5'6")
- Bedroom 2 3.71m (12'2") x 3.14m (10'4")
- Bedroom 3 3.43m (11'3") x 3.31m (10'10")
- Bedroom 4 4.18m (13'9") x 2.78m (9'1")
- Bedroom 5 4.15m (13'8") x 3.71m (12'2")
- Bedroom 6 2.70m (8'10") x 2.67m (8'9")







Total area: approx. 252.6 sq. metres (2718.8 sq. feet)

Dimension Approximate For Display Purposes Only/Plan Created By The Energy Assessment Company TheEnergyAssessmentCompany@gmail.com/www.facebook.com/TheEnergyAssessmentCompany
Plan produced using PlanUp.

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