



**VAUGHANREYNOLDS**  
ESTATE AGENTS

The Paddocks  
Whatcote, CV36 5ES

Notes  
 This drawing shows design intent only. Do not scale from this drawing. All dimensions to be checked on site and any discrepancies reported back to issuer before work commences. To be used for Planning Application only.



Nestled in the picturesque village of Whatcote, this exclusive collection of five luxury detached homes offers an exceptional blend of timeless elegance and modern comfort. Designed to harmonise with the rural landscape, these stunning homes feature a mix of beautifully crafted stone and brick exteriors, reflecting the character of their idyllic surroundings.

With a choice of three, four, and five-bedroom homes, each property boasts spacious interiors, high-specification finishes, and carefully considered layouts, perfect for contemporary family living. Expansive gardens, private driveways, garaging and breathtaking countryside views complete this rare opportunity to own a home in one of Warwickshire's most sought-after locations.

Experience the perfect balance of tranquillity and connectivity, with local amenities including The Royal Oak, a Michelin starred fine dining restaurant and pub, and transport links all within easy reach.

Discover the beauty of rural living at The Paddocks – where luxury meets the countryside.





## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.


Tenure: The property is with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: , Council Tax Band

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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