



Flat 1 Sherbourne House

Sherbourne **CV35 8AB**

Guide Price £315,000

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Vicarage Lane

An outstanding three double bedroom ground floor apartment, situated in the stunning hamlet of Sherbourne, just outside the village of Barford and 2 miles from the town of Warwick. This amazing converted Grade II Listed house comprises, entrance hallway, large living room with dual aspect windows, dining room leading onto a fully fitted kitchen, en suite bathroom to bedroom one with built-in wardrobes, bedroom two also has an en suite, together with built-in wardrobes, and a good sized third bedroom. There is also a large cellar, perfect for storage.

The apartment is located on the ground floor to the period conversion and is set in beautiful managed gardens, exclusively for the use of the residents. You also have a private courtyard with this apartment which is perfect for enjoying a glass of wine in the evening. You have a private car park for the property with your own parking space. Located in this lovely village of Sherbourne, which is perfectly located for access to both Warwick and Stratford Upon Avon,

Opportunities to buy a property in this location are extremely rare.

LOCATION

Sherbourne is located on the fringes of Warwick and Stratford Upon Avon. Warwick is an historic market town situated on a bend of the River Avon. The town centre provides convenient shopping, many restaurants and recreational facilities as well as the historic castle.

The area is extremely well provided for with a variety of state, private and grammar schools. Warwick and Stratford Upon Avon host music festivals and Stratford Upon Avon is the home of the Royal Shakespeare Company. There are a number of golf courses in the area and racing is at Stratford Upon Avon, Warwick and Cheltenham.

Warwick 3 miles, Warwick Parkway 3.5 miles, Leamington Spa 5 miles, Stratford Upon Avon 7 miles, Birmingham International 21 miles, Birmingham 33 miles. (Distances & Times approximate)

APPROACH

Private driveway leading into a tarmac parking area providing off-road parking with allocated spaces leading to porch over the front entrance door.

COMMUNAL ENTRANCE HALL

Access via an ornate hardwood door with decorative inset glazed panel above into a hallway with original tiled flooring, door to service cupboards, ceiling light and stairs rising to the first floor. Additionally there is a timed light switch.

CLOAKROOM

1.68m x 0.94m (5'6" x 3'1")
Having a low level W/C, sink unit, part tiled walls, extractor fan and a radiator.

LIVING ROOM

7.62m x 4.88m (24'11" x 16'0")
A light and airy living room which has sash windows to the front and side elevation, two radiators, open fireplace, a large storage cupboard and space for lounge furniture.

DINING ROOM

5.21m x 3.01m (17'1" x 9'10")
Having a radiator, space for dining room furniture and stairs leading down to the;

KITCHEN

4.08m x 3.23m (13'4" x 10'7")
A beautifully presented kitchen which, in brief, comprises of worktop surfaces, cupboards, a sink unit, radiator, a Velux window, a double glazed window to the rear elevation, five ring induction hob with an extractor fan above, oven unit, dishwasher, washing machine and a fridge / freezer.

BEDROOM ONE

5.96m x 3.90m (19'6" x 12'9")
A great sized master bedroom which has a built-in wardrobe, sash window to the front elevation, radiator and space for bedroom furniture.

EN SUITE BATHROOM

2.81m x 1.72m (9'2" x 5'7")
Having a low level W/C, sink unit, bath with a shower above, extractor fan, radiator and part tiled walls.

BEDROOM TWO

4.87m x 4.59m (15'11" x 15'0")
Having built-in wardrobes, sash window to the side elevation overlooking the courtyard garden, radiator and space for bedroom furniture.

Features

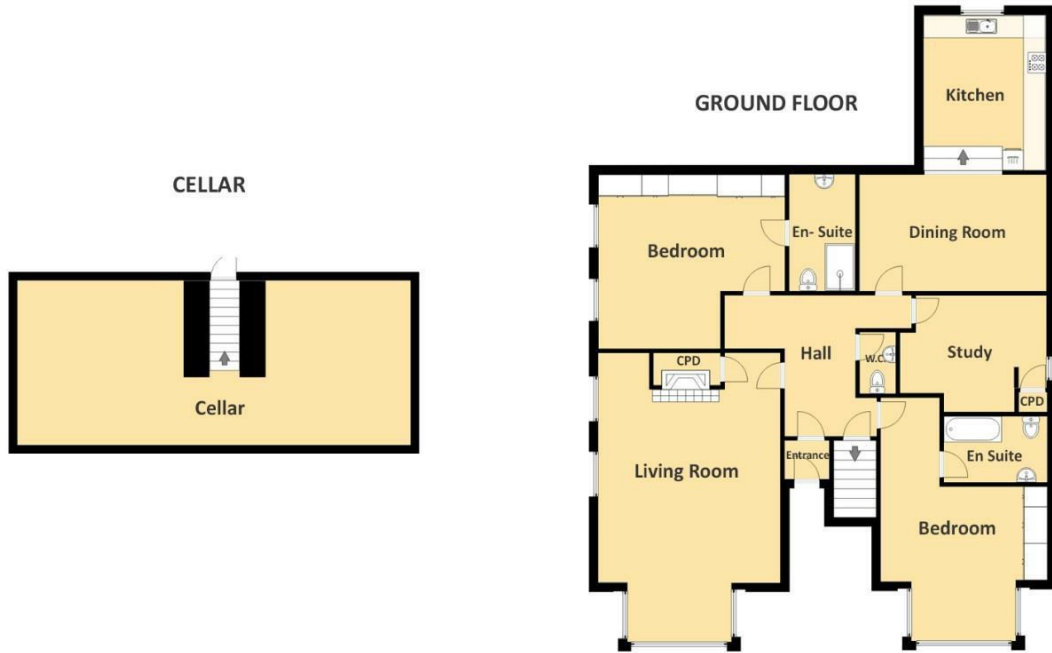
- Period Ground Floor Apartment
- Three Double Bedrooms (Two Of Them With En-suites)
- Private Courtyard Garden
- Original Features Throughout
- Spacious Lounge With Dual Aspect Widows
- Large Cellar Which Is Ideal For Storage
- Set Within Stunning Communal Grounds
- Private Allocated Parking
- No Chain
- Grade II Listed





Floorplan

Internal Living Area 2,041sq ft / 189.62m2 (including Cellar 564 sq ft / 52.39m2)



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General Information

Tenure

Leasehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band E - Warwick District Council



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