



**Connells**

Sherbourne House Vicarage Lane  
Sherbourne Warwick





## Property Description

A characterful Grade II listed apartment is ideally located within the desirable location of Sherbourne, amongst breath taking views and rural countryside. Sherbourne House was built in the late 1870's and converted into apartments at a later date.

This well presented home in brief, comprises, spacious entrance hall, modern kitchen with integrated appliances, light and airy lounge with double aspect and a cloakroom. There are two very generously sized double bedrooms, both with their own private ensembles and stunning views. The primary bedroom further benefits from built in wardrobes and a walk in storage cupboard/wardrobe. This charming home comes with two allocated parking spaces and has access to well established rear gardens.

This exquisite home is ideally located for easy access to the M40, M42 and A46 as well as a choice of railway stations. The property is also within short walking distance of Sherbourne Park and Sherbourne All Saints C Of E Church.

The location further benefits from easy access into Stratford-Upon-Avon, Birmingham, Royal Leamington Spa and the historic Warwick town.

Sherbourne is a less than 10 minute drive to Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars, coffee shops and of course, the famous Warwick Castle. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

## Entrance Porch

Store area.

## Entrance Hall

Built in shelving and carpeted flooring.

## Cloakroom

Wash hand basin, WC and tiled walls.

## Lounge

16' 5" x 14' 6" ( 5.00m x 4.42m )

Two double glazed windows, gas fireplace and carpeted flooring.

## Kitchen

14' 4" x 12' 8" ( 4.37m x 3.86m )

Fitted with a range of wall and base units with work top over, built in fridge freezer; washing machine; dishwasher; oven; hob and extractor fan, store cupboard, spotlights and Worcester boiler.

## Bedroom One

16' x 15' 5" ( 4.88m x 4.70m )

Built in wardrobes, carpeted flooring and a walk in store/wardrobe.

## Ensuite

Double shower, WC, wash hand basin with storage, chrome towel rail, light up mirror and tiled walls and flooring.

## Bedroom Two

16' 7" x 10' 5" ( 5.05m x 3.17m )

Double glazed window and carpeted flooring.

## Ensuite

Double shower, WC, wash hand basin, chrome towel rail, spotlights and tiled walls and flooring.

## Communal Gardens

Well established communal garden with mature trees and shrubs, patio seating area, large pond and shed between all residents.

## Parking

Two allocated parking spaces.

## Vendors Notes

Service charge of £250 per month (management company is run by all 3 occupiers of Sherbourne House). The property is situated on the third floor and has access to a spacious private landing.



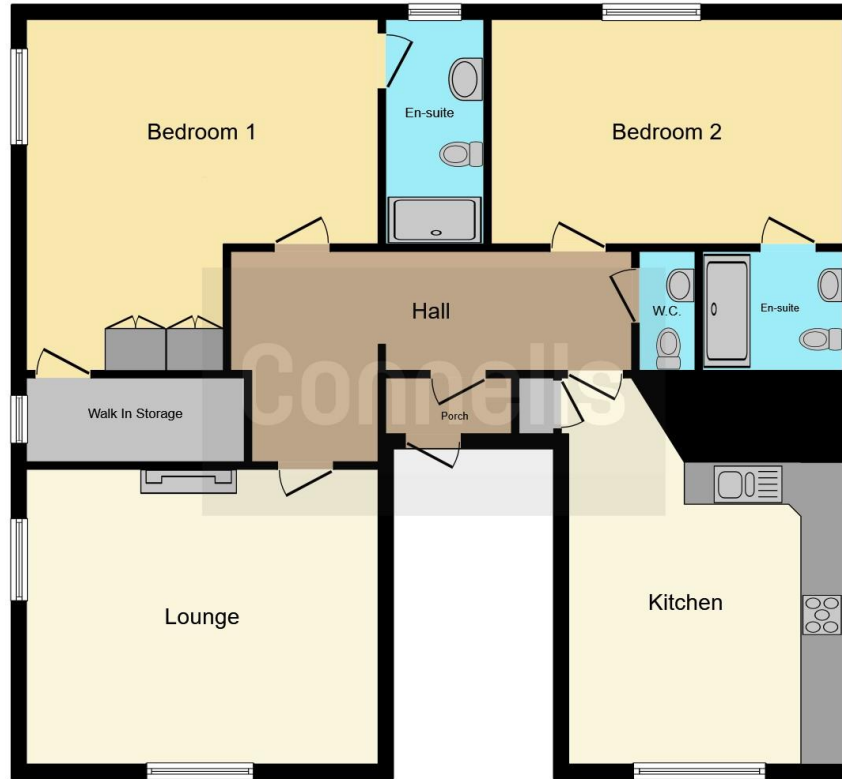












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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14 High Street  
WARWICK CV34 4AP

**EPC Rating: E**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 03 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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Property Ref: WAR106870 - 0005

