



Connells

Field View House Shrewley Common
Shrewley Warwick

Field View House Shrewley Common Shrewley Warwick CV35 7AN

for sale offers over
£675,000



Property Description

This spacious four-bedroom detached home offers everything you need for comfortable modern living. There is a stunning lounge with a log burner and bi-fold doors to the rear, offering plenty of space to unwind and relax. There is a home office, ideal for anyone working from home. The kitchen offers excellent storage and worktop space for food preparation and leads through into the gorgeous dining area. There is also a downstairs cloakroom and utility room for added convenience.

On the first floor there are four well presented, light and airy bedrooms and a modern family bathroom. Two of the bedrooms benefit from their own ensembles! Three of the four bedrooms come with built in wardrobes, offering excellent storage.

This property boasts a delightful South-East-facing, large rear garden, perfect for capturing the sun. The garden is not overlooked, offering plenty of privacy to enjoy your outdoor space. Primarily laid to lawn, the garden also features an extended patio and dedicated seating area, ideal for outdoor relaxation and entertaining. There is plenty of vibrant greenery and stunning outdoor shrubbery, offering a picturesque and peaceful setting to enjoy your outdoor space.

The Location

Shrewley Common is located in the sought after village of Shrewley, having convenient access to Warwick, Solihull and Henley-in-Arden. The property is ideally located, having the village shop within a 2 minute walk away, and a 4 minute walk to the village pub. The gorgeous family home offers excellent primary and secondary schools nearby, and is within a 2 minute walk to the children's playground and park area.

For commuters, Warwick Parkway Train Station which offers direct links into London, can be found within a 10 minute drive away and the M40 is also a 10 minute drive away too.

The fantastic Ardencote Manor with Golf Course, Gym and Spa facilities is also only a 4 minute drive away for those who love being active, or a pamper!

Entrance Porch

Door to hallway.

Entrance Hall

Tiled flooring.

Study

13' 10" x 8' 5" (4.22m x 2.57m)

Window to front, wooden flooring.

Lounge

18' 3" x 14' 6" (5.56m x 4.42m)

Sliding door rear, log burner and laminate flooring.

Kitchen

13' 6" x 9' 5" (4.11m x 2.87m)

Fitted with a range of wall and base units with work surface over, Belfast style sink, oven, electric hob, extractor fan, dishwasher and space for fridge freezer. Spotlights, wooden flooring. Kitchen through to dining.

Dining Room

13' 9" x 12' 11" (4.19m x 3.94m)

Window to rear, door to rear, French doors to rear and wooden flooring. Built in storage and storage unit, spotlights.

Utility Room

9' 2" x 8' (2.79m x 2.44m)

Fitted with a range of wall and base units, tiled flooring, tiled walls, Belfast style sink, space for washing machine and door to side.

Cloakroom

Window to side, tiled flooring, WC and wash hand basin.

Landing

Carpet, loft hatch, spotlights and airing cupboard.

Bedroom One

Two windows to rear with lovely views, carpet and two wardrobes.

Ensuite

Tiled flooring and splashback, WC, wash hand basin with storage, shower, chrome towel rail and window to front.

Bedroom Two

12' 4" x 10' 5" (3.76m x 3.17m)

Window to front and carpeted flooring.

Ensuite

Two windows to side, WC, shower, wash hand basin with storage, tiled flooring and part tiled walls, towel rail.

Bedroom Three

13' 7" x 9' 6" (4.14m x 2.90m)

Window to front, carpet and built in wardrobes.

Bedroom Four

10' 6" to door recess x 9' 1" (3.20m to door recess x 2.77m)

Window to front, carpet and built in wardrobes.

Family Bathroom

Double shower, bath, twin wash hand basin with storage, tiled flooring, part tiled walls, spotlights and window to rear.

Rear Garden

South east facing private garden. Mainly laid to lawn with mature shrubs and trees. Two shed's and a greenhouse, patio and side access.

Parking

Driveway parking for several cars.

Garage

Split space for bikes (not cars). Electric door with power and light.

Vendors Note

Boiler installed in 2023.

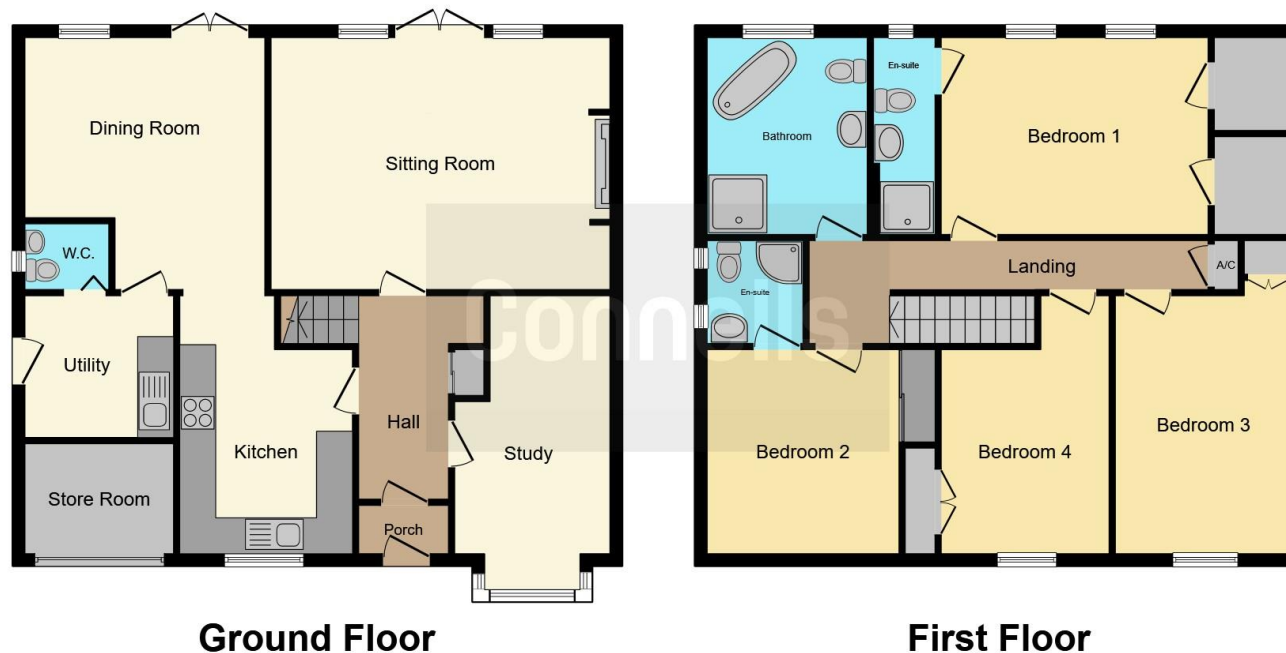
Consumer unit refitted in 2023.

Loft is fully boarded with ladders and light.









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

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EPC Rating: D

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Tenure: Freehold



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