



Great Warley Street, Great Warley

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£1,450,000

This enchanting Victorian Lodge offers a perfect blend of historic charm and modern comfort, set within approximately 0.34 acres (stls) of beautifully landscaped grounds. Fairstead Lodge has been tastefully renovated, preserving original features while incorporating contemporary design elements. The Lodge features six well-appointed bedrooms with en-suites to the master and second bedroom. On the ground floor there is a sitting room and beautiful open plan kitchen/family room with an Aga range oven and wood burner. This leads to a superb outside courtyard area that's perfect for entertaining with a Breeze House and koi carp raised pond. A green oak glazed dining room/walk way links to the former coach house area of the property with views of the koi pond and an additional secluded courtyard area. This provides an impressive living room with vaulted ceiling which enhances the airy feel, while large sliding doors and window offer



picturesque views of the gardens and inner courtyard. A staircase leads to a double bedroom and en-suite and there is ground floor access to a shower room, utility room and two of the bedrooms, one with a spiral staircase to a loft storage area. The property is accessed through electric gates that open to a charming parking area for several vehicles and a scenic path leading to the rear garden via a side gate and also an outbuilding currently used as an annexe with additional storage. The rear garden is secluded by mature shrubs and trees with an adjacent pool house. Private drainage by a septic tank. This delightful property is truly a rare gem that combines contemporary living with the charm of Victorian architecture and is perfect for multi-generational living. EPC E.

Entrance Hallway

Kitchen/Breakfast Room 21' 4" x 18' 0"
(6.50m x 5.48m)

Reception Room 20' 0" x 15' 5" (6.09m x 4.70m)

Cloakroom

Dining Hall 20' 11" x 7' 5" (6.37m x 2.26m)

Sitting Room 16' 11" x 15' 0" (5.15m x 4.57m)

Hallway

Utility Room 10' 10" x 9' 10" (3.30m x 2.99m)

Shower Room

Bedroom 12' 11" x 10' 8" (3.93m x 3.25m)

Bedroom 22' 4" x 15' 11" (6.80m x 4.85m)

First Floor Landing

Bedroom 17' 6" x 12' 0" (5.33m x 3.65m)

En-suite

Bedroom 10' 11" x 8' 2" (3.32m x 2.49m)

Bedroom 11' 2" x 10' 3" (3.40m x 3.12m)

Shower Room

Bedroom 26' 0" x 15' 6" (7.92m x 4.72m)

En-suite

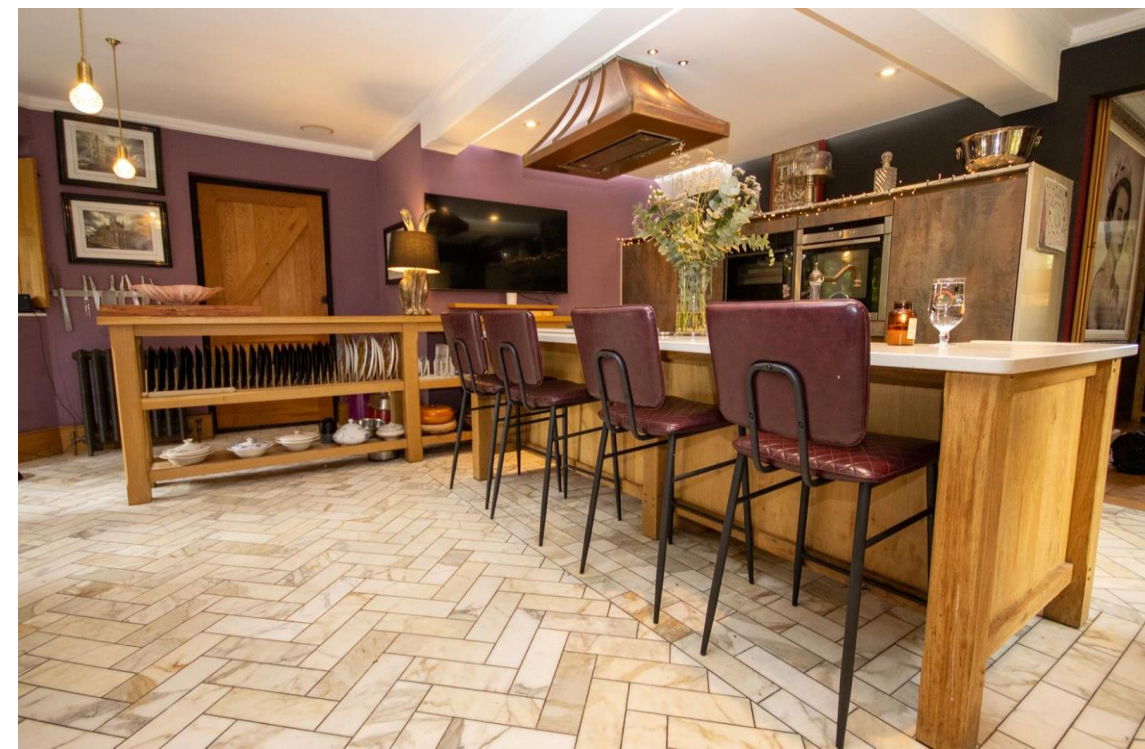
Loft Storage 16' 0" x 11' 11" (4.87m x 3.63m)

Outbuilding - Bedroom 13' 0" x 10' 11" (3.96m x 3.32m)

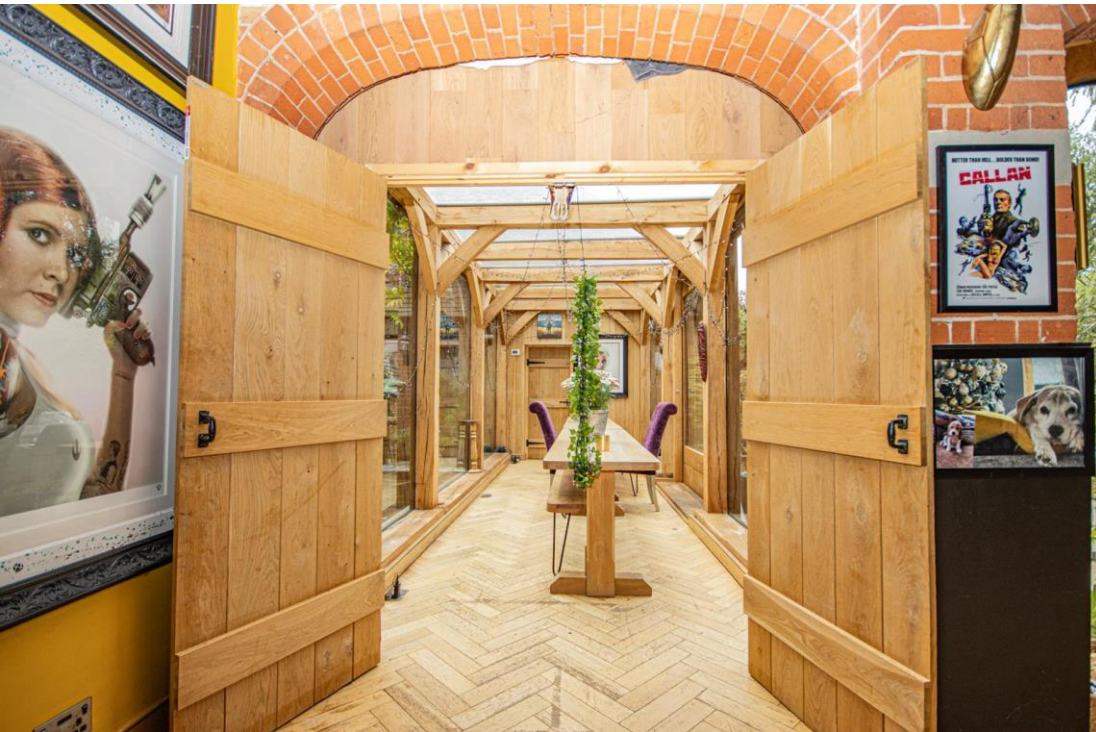
Outbuilding Living Room 19' 5" x 10' 11"
(5.91m x 3.32m)

Outbuilding Bathroom














Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	51	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band G

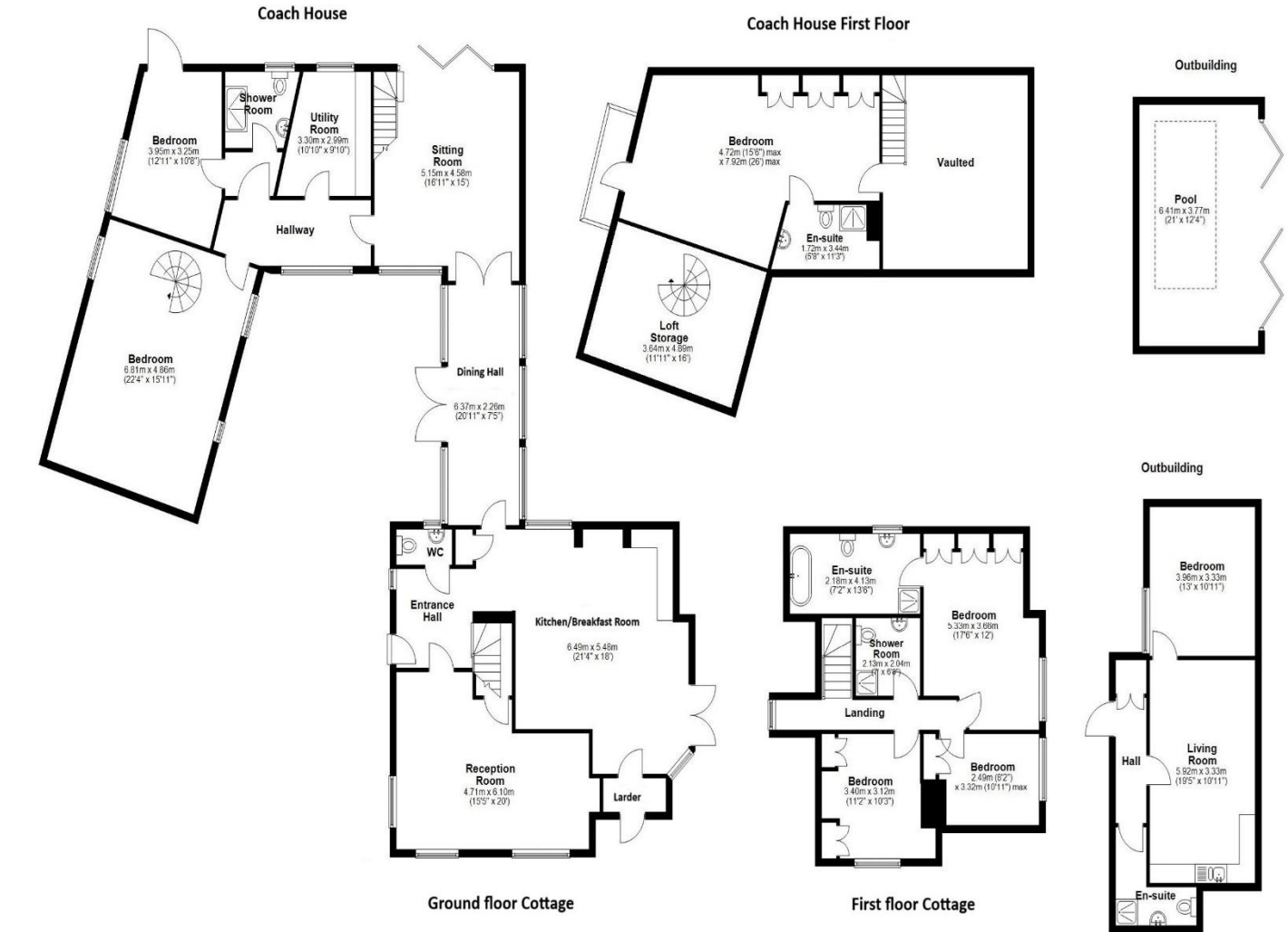
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Total area: approx. 347.6 sq. metres (3741.3 sq. feet)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any errors or mis-statement. All parties must rely upon their own inspection.

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