



FLAT 1, SHERBOURNE HOUSE VICARAGE

1 ANE
WARWICK, CV35 8AB

- GROUND FLOOR CONVERSION • TWO DOUBLE BEDROOMS • TWO EN SUITES • STUNNING LIVING ROOM WITH DUAL ASPECT WINDOWS • SOUGHT AFTER VILLAGE LOCATION • FULLY FITTED KITCHEN AND DINING ROOM • EXCLUSIVE PERIOD CONVERSION • BEAUTIFUL GARDENS • OWN PRIVATE COURTYARD • ALLOCATED PARKING



THE PROPERTY

PROPERTY

Available NOW!!

STUNNING PERIOD GROUND FLOOR APARTMENT, SOUGHT AFTER VILLAGE LOCATION - TWO DOUBLE BEDROOMS 1 SINGLE BEDROOM OR STUDY - PARKING - COURTYARD GARDEN - MUST BE VIEWED
The property is offered FULLY FURNISHED - PART FURNISHED OR UNFURNISHED

An outstanding two double bedroom 1 single or study room 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 house comprises, entrance hallway, large living room with dual aspect windows, dining room leading onto a fully fitted kitchen, ensuite bathroom to bedroom one with built in wardrobes, bedroom 2 also has an ensuite and also built in wardrobes.

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 carpark for the property with your own allocated parking space. Located in this lovely village of Sherbourne.

Opportunities to rent a property in this location are extremely rare and therefore in high demand

Council Tax Band E

Council Tax Band

LOCATION

Location



E ELIZABETH
DAVENPORT



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THE 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)

THE FLOORPLAN

Ground Floor

Approx. 135.7 sq. metres (1460.3 sq. feet)

