

4 Bedroom Detached for Sale - £1,100,000

Farriers Court, Wasperton, CV35 8EB



KEY FEATURES

- NO ONWARD CHAIN • 4 Bedrooms • 3 Bathrooms • Exceptional Rear Garden • Desirable Village Location • 3 Reception Rooms • Double Garage • Driveway for 4 Cars • Inglenook Fireplace with Wood-Burner • Sought-After Courtyard Development

Description

Offered with NO ONWARD CHAIN - A beautifully crafted four-bedroom detached barn-style home, forming part of a select private courtyard development in the heart of Wasperton, offering generous living space and a superb garden on a plot approaching 0.4 acres.

Set in the idyllic Warwickshire village of Wasperton - surrounded by scenic countryside yet conveniently placed for Warwick, Leamington Spa and Stratford-upon-Avon - this attractive barn conversion-style property offers excellent space, character and practicality throughout, complemented by an exceptional private garden with a total plot size approaching 0.4 acres.

You step into a superb dining hall that immediately gives a sense of scale and welcome. To the left is the elegant lounge, where French doors open onto the garden and a feature inglenook fireplace with wood-burning stove creates a warm, inviting focal point.

Across the hall lies a highly versatile family room or home office, with double doors to the kitchen and a door to the utility room, offering valuable extra space for appliances along with convenient access to the outdoors and garage.

At the rear sits the impressive kitchen - accessed from both the dining hall and the family room - offering excellent proportions, a central island, a butler's sink and ample room for a dining table or additional furniture. With doors opening directly to the rear garden, it is a superb space for everyday living and relaxed entertaining. A downstairs cloakroom completes the ground floor.

Upstairs, the landing provides an appealing additional area that could be used for reading, working or a quiet retreat. Bedroom one is a striking double with full-height windows overlooking the garden, a vaulted ceiling with exposed beams and its own en-suite. Bedroom two is another generous double with an en-suite. Bedroom three is a double with a rear aspect and built-in wardrobe, while bedroom four is a smaller double with a front aspect. The family bathroom includes a luxurious double-width bath.

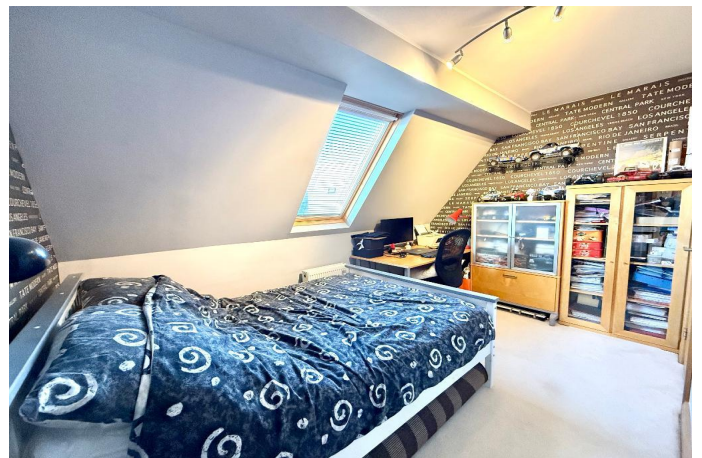
The rear garden is exceptional - private, expansive and well arranged - with a large lawn, mature trees and shrubs, a vegetable garden, greenhouse and a generous patio area for outdoor dining and relaxation.

To the front, the courtyard setting provides an attractive approach to the property, with the double garage offering power and light, and driveway parking for four cars.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas and mains electricity. We are advised that there is a monthly charge of £40 as a contribution towards the private sewerage. Council Tax Band G with Warwick District Council. All information should be checked by your solicitor prior to exchange of contracts.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		