



Arrochar School Lane, Warwick, CV35 7NW

Guide price £1,000,000





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Warwick, CV35 7NW

- 3,300 SqFT
- Double Garage
- Fantastic Village Location
- Four Double Bedrooms
- Large Plot
- Scope To Extend STTP
- Rare Opportunity
- Brilliant Living Space

****A Rare Opportunity, Fantastic Location & Large Plot**** Welcome to this stunning property located on School Lane in the picturesque village of Beausale, Warwick. Available for the first time in over 25 years, this beautiful house offers an impressive 3,300 square feet of space, providing ample room for you and your family to spread out and relax.

Situated on a large plot, this property briefly comprises; electric gated entrance, porch, dining hall, living room, conservatory, dining room, study/playroom, open plan kitchen dining room, spacious utility room with WC, four double bedrooms with en-suite and family bathroom.

The property boasts a double garage, perfect for keeping your vehicles safe and secure. Along with workshop & garden store and parking for multiple vehicles. The potential to extend, subject to the necessary planning permissions, opens up a world of possibilities for customizing this home to suit your needs and desires.

Step inside to discover the fantastic living space that this property has to offer. Whether you're looking to host lively gatherings with friends or simply unwind after a long day, this house provides the ideal setting for all your lifestyle needs.

Don't miss out on the opportunity to make this house your home. With its generous size, great potential for expansion, and wonderful living areas, this property in Beausale is just waiting for you to add your personal touch and make it truly special.



Porch	
Dining Hall	27'6 x 24'7 (8.38m x 7.49m)
Living Room	25'2 x 17'10 (7.67m x 5.44m)
Conservatory	15'8 x 13'0 (4.78m x 3.96m)
Dining Room	17'5 x 11'7 (5.31m x 3.53m)
Study/Playroom	13'7 x 8'10 (4.14m x 2.69m)
Kitchen	13'7 x 12'4 (4.14m x 3.76m)
Dining	13'4 x 7'1 (4.06m x 2.16m)
Utility Room	18'8 x 15'7 (5.69m x 4.75m)
WC	5'9 x 2'9 (1.75m x 0.84m)
Bedroom 1	16'4 x 12'11 (4.98m x 3.94m)
En-Suite	12'11 x 7'1 (3.94m x 2.16m)
Bedroom 2	15'0 x 11'5 (4.57m x 3.48m)



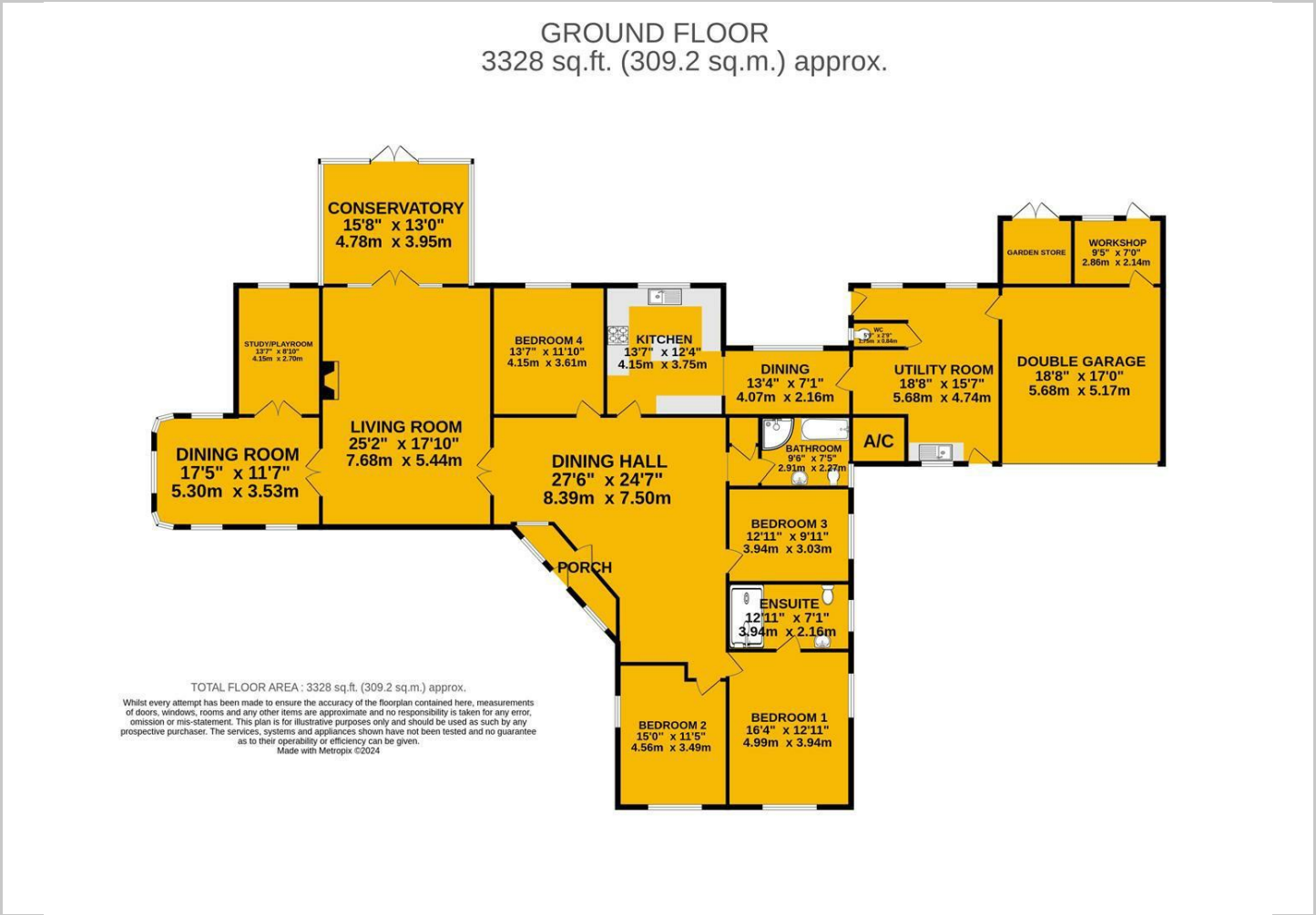
Bathroom	9'6 x 7'5 (2.90m x 2.26m)
Bedroom 3	12'11 9'11 (3.94m 3.02m)
Bedroom 4	13'7 x 11'10 (4.14m x 3.61m)
Double Garage	18'8 x 17'0 (5.69m x 5.18m)
Workshop	9'5 x 7'0 (2.87m x 2.13m)
Garden Store	

Directions





Floor Plans



Viewing

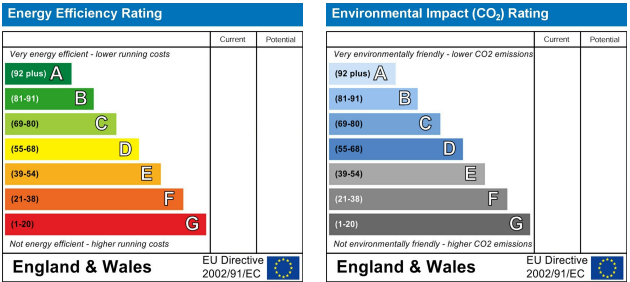
Please contact us: Knowle 01564 791 130 or Warwick 01926 830 726 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



Estate Agency | Financial Services | New Homes | Legal services |



Contact us: Knowle 01564 791 130 or Warwick 01926 830 726
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