



Sherbourne House, Vicarage Lane, Sherbourne, CV35 8AB

**SHELDON
BOSLEY
KNIGHT**

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Property Description

Beautifully positioned within the most sought after village of Sherbourne enjoying open countryside views, situated on the fringe of both Warwick and Stratford-Upon-Avon. Here is a rare opportunity to acquire a most delightful period ground floor apartment, benefiting from gas fired central heating and it's own private courtyard. Internal inspection of this fine property is imperative to appreciate the well presented accommodation retaining its original charm and character. This property would be ideally suited to discerning first time purchasers, downsizers or a perfect lock up and leave.

The accommodation briefly comprises; secure communal entrance hall, inner lobby having original Minton tile flooring , a spacious lounge with an original fireplace and dual aspect windows, study with a inglenook fireplace, dining room having steps down to the kitchen, which has a comprehensive range of fitted classic wall, drawer & base units including built-in white goods and oven & hob, there is a separate cloakroom/W.c. The master bedroom has built in wardrobes and en-suite, the second bedroom also benefits from fitted wardrobes and en-suite. There is also a large cellar perfect for storage. Outside there is private allocated parking and an impressive and beautifully landscaped garden incorporating well established flower borders, trees, shrubberies and a water fountain, the grounds are exclusively for the use of the residents. This apartment also has it's own private courtyard ideal for alfresco dining with friends or to simply enjoy a glass of wine in the evening.

The small and picturesque village of Sherbourne has easy access to the M40 motorway & A46 making it ideal for commuters whilst affording access to neighbouring towns including Warwick, Stratford Upon Avon, Leamington Spa and Kenilworth. Sherbourne village itself has a variety of interesting and characterful properties together with a delightful church.



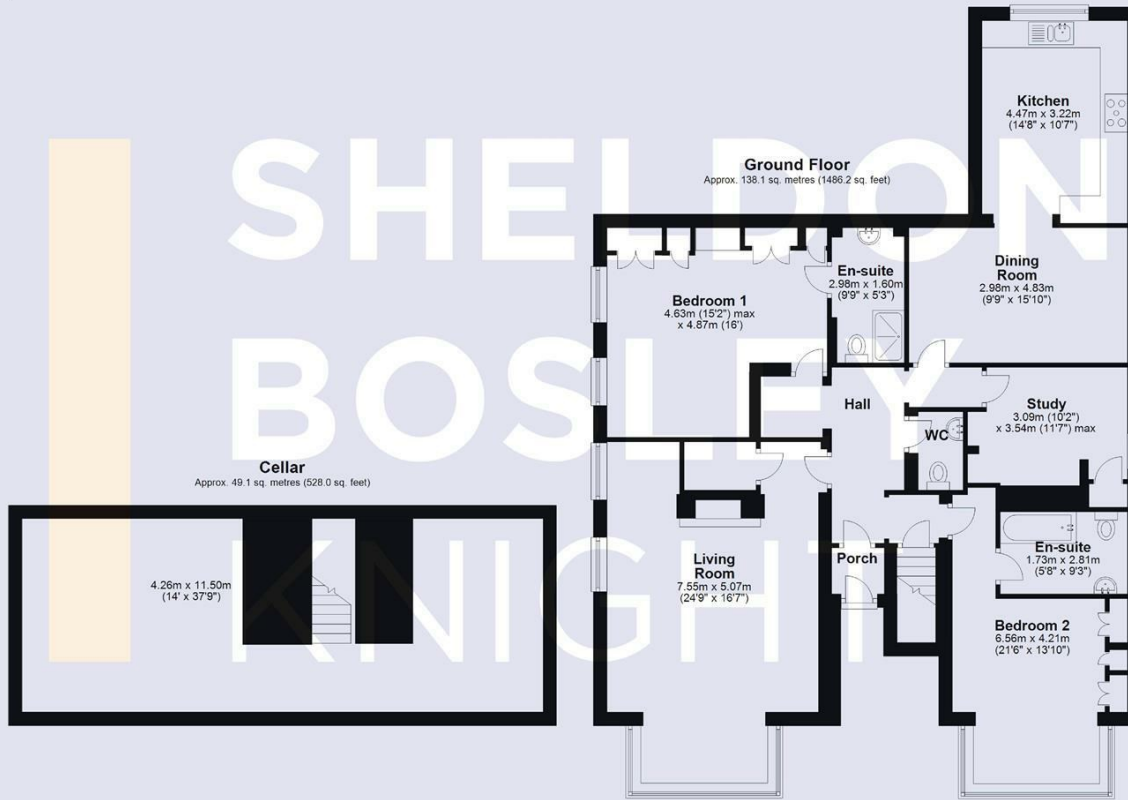


Key Features

- Period Ground Floor Apartment
- Two Double Bedrooms With En-Suites
- Private Courtyard
- Original Period Features Throughout
- Study With Inglenook
- Spacious Lounge With Dual Aspect Windows
- Large Cellar
- Set Within Stunning Communal Grounds
- Private Allocated Parking
- No Onward Chain

**Offers Over
£325,000**





Total area: approx. 187.1 sq. metres (2014.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



EPC Rating -

Tenure - Leasehold

Council Tax Band - E

Local Authority
Warwick District Council



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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