



Combrook, Warwick, CV35 9HP

Offers over £800,000


KING
HOMES

* Combrook * Detached Country Home * 0.37 acres * Four Large Bedrooms * A charming detached country home in the heart of Combrook, offering four generous bedrooms, spacious living accommodation and beautiful gardens extending to approximately one third of an acre with a tranquil brook along the boundary. The property also features a substantial detached former Wesleyan Chapel, now used as a large double garage with excellent potential for a variety of uses. Owned and loved by the same family for over 44 years, this wonderful home enjoys an idyllic village setting surrounded by glorious Warwickshire countryside. *VIDEO TOUR AVAILABLE*



Nestled within the charming and peaceful village of Combrook, this much-loved detached country home has been in the same family for over 44 years — a true testament to its warmth and appeal. Offering spacious and versatile accommodation throughout, including four generous double bedrooms, superb living spaces, and the rare benefit of a substantial detached outbuilding — formerly a Wesleyan Chapel — this is a home rich in character, history and heart.

Set within glorious gardens extending to approximately a third of an acre, the setting is nothing short of idyllic. With the gentle sound of birdsong and the soothing trickle of a brook running along the boundary, the outside space offers a wonderfully tranquil escape from the everyday.

Ground Floor

A welcoming entrance hall with flagstone flooring leads to the principal living spaces and a staircase rising to the first floor.

The spacious open-plan kitchen and dining area is the heart of the home, fitted with a range of wall and base units, ample worktop space including a breakfast bar. The dining area comfortably accommodates a large table, enjoying views over both the front aspect and the rear garden.

A large utility room provides excellent additional storage and space for appliances, with doors to both the front and rear gardens.

The impressive living room extends to over 22ft, enjoying dual-aspect views over the gardens. The characterful Inglenook fireplace provides a striking focal point, complemented by exposed beams and an abundance of natural light.

A separate garden room offers a further versatile space with delightful views across the rear garden and direct access outside — ideal as a reading room, studio or home office.

A guest cloakroom completes the ground floor.

First Floor

Upstairs, a bright and spacious landing leads to four genuinely generous double bedrooms, a study area, and a useful storage cupboard.

The principal bedroom enjoys dual-aspect windows, with stunning views over the rear garden and countryside beyond, and benefits from fitted wardrobes.

Bedroom two is equally spacious, also boasting lovely views

over the rear garden.

Bedroom three is another excellent double with fitted wardrobes and garden views, whilst bedroom four, positioned to the front of the property, offers superb proportions rarely found in a fourth bedroom.

The family bathroom is fitted with a bath, separate shower, WC and wash hand basin.

Outside

The gardens are undoubtedly a key feature of this wonderful home. Extending to approximately a third of an acre, the outside space offers complete tranquillity, with mature planting, lawns, seating areas and the gentle sound of a brook running along the rear boundary — a truly magical setting.

Adding further appeal is the superb detached outbuilding — a former Wesleyan Chapel — now serving as a substantial double garage but offering excellent potential for a variety of future uses (subject to any necessary consents).

LOCATION Combrook is a charming and historic Warwickshire village, surrounded by beautiful countryside and a wealth of scenic footpaths — perfect for those seeking a peaceful rural lifestyle. Originally the estate village to nearby Compton Verney, it remains just a pleasant lakeside walk away.

Despite its tranquil setting, Combrook is well-connected — located around 11 miles from both Warwick and Stratford-upon-Avon, with the M40 just 8 miles away. Banbury, Oxford, Coventry, and Leamington Spa are all within easy reach, alongside rail links to London and Birmingham from Warwick Parkway, Leamington Spa, or Banbury stations.

The area offers an excellent choice of state, grammar, and independent schools, as well as a variety of leisure opportunities including golf, horse racing, theatre, and walking routes through the stunning Warwickshire countryside.

Hall

Kitchen Diner 11'7" x 24'6" (3.55m x 7.47m)

Utility 11'7" x 7'3" (3.55m x 2.23m)

Living Room 22'3" x 14'0" (6.79m x 4.27m)

Garden Room / Dining Room 10'2" x 15'3" (3.11m x 4.66m)

W.C.	3'8" x 11'6" (1.12m x 3.51)
Landing	
Bedroom 1	11'7" x 18'0" (3.55m x 5.49m)
Bedroom 2	13'5" x 13'9" (4.11m x 4.21m)
Bedroom 3	9'8" x 15'5" (2.95m x 4.71m)
Bedroom 4	7'6" x 14'0" (2.29m x 4.29m)
Bathroom	8'1" x 8'7" (2.48m x 2.62m)
Study Area	7'2" x 10'0" (2.19m x 3.07m)
Double Garage	22'7" x 19'0" (6.90m x 5.81m)





