



New Road, Temple Grafton, B49 6NY

£800,000

  
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HOMES



A 19th century lodge, originally part of Grafton Court and now a deceptively spacious and entirely separate freehold property.



Briefly comprising :

A useful & substantial Victorian entrance porch

Large reception room with feature double-glazed, dual aspect windows Kitchen/diner/snug with double doors to the garden Separate utility area

Four double bedrooms with abundance of wardrobe/storage space

Shower room

En-suite bath/shower room to master bedroom

Separate w/c.

Large living room with double doors to a double-glazed garden room with multi-fuel stove

Large & private part-walled garden to all four sides of the property Parking space for four vehicles Gated access to the rear garden

The gardens are an impressive feature comprising vegetable garden, established plants and large lawned area with far-reaching countryside views &

direct access to public footpaths, designated in 2000 as part of the 'Grafton Way' Heating is provided by a recently installed Worcester boiler Significant space for development for annexe/garage/carport, subject to planning permission

Temple Grafton is a small village between the market towns of Stratford-upon-Avon and Alcester, located within the catchment area for 3 top grammar schools and several excellent primary schools.

**Kitchen/ Dining / Snug** 19'8" x 20'9" (6.01m x 6.33m)

**Living Room** 16'2" x 14'3" (4.95m x 4.35m )

**Conservatory** 16'2" x 10'1" (4.95m x 3.09m )

**Utility Area**

**Store**

**Bedroom One** 10'0" x 14'3" (3.07m x 4.35m )

**En Suite** 7'0" x 12'0" (2.14m x 3.68m )

**Bedroom Two** 10'4" x 11'3" (3.17m x 3.44m )

**Bedroom Three** 10'4" x 12'5" (3.16m x 3.79m )

**Bedroom Four** 7'11" x 10'3" (2.43m x 3.14m )

**WC**

**Shower Room**

**Reception/Library** 14'5" x 15'10" (4.40m x 4.84m )













Total area: approx. 185.9 sq. metres (2000.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		