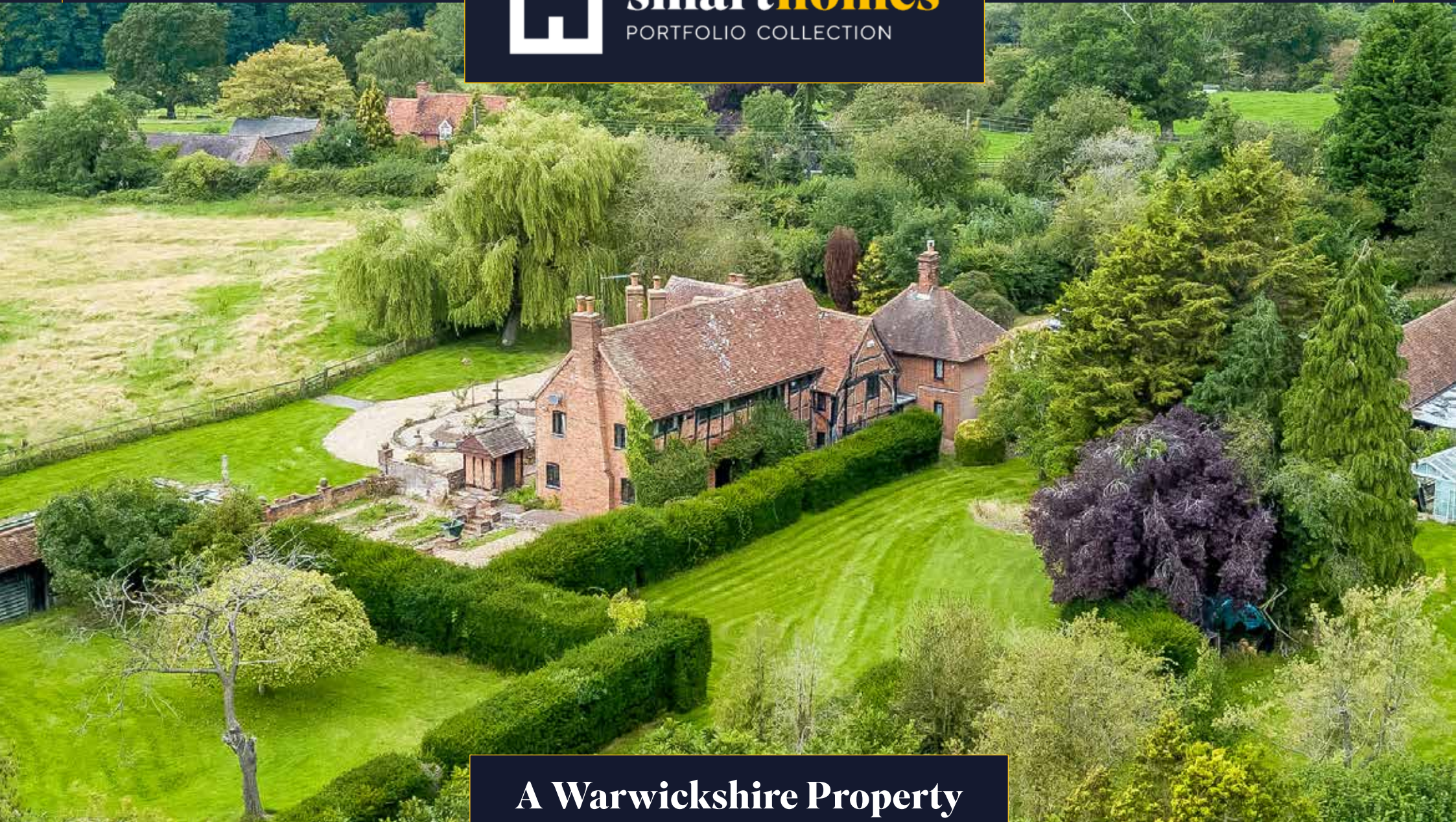




**smarthomes**  
PORTFOLIO COLLECTION



**A Warwickshire Property**  
**Lowsonford**

**A stunning Grade II listed detached family home dating back to 1540 which offers a wealth of charm and character sitting in a secluded plot of circa 10 acres**



**Smart Homes Portfolio are delighted to offer to the market this stunning Grade II listed detached family home dating back to 1540 which offers a wealth of charm and character sitting in a secluded plot of circa 10 acres. The property has been sympathetically maintained and offers a unique opportunity to purchase an unspoilt piece of history. With spacious accommodation comprising an impressive entrance hallway, formal lounge, dining room, breakfast kitchen, home office, boot room, pantry, guest W.C, five large bedrooms, spacious family bathroom, separate W.C and further shower room. Externally there is a detached three car garage, three stables and associated rooms and swimming pool (requiring refurbishment) with pump room.**

The property is well screened from the road and is accessed via automated gates with video security leading to a sweeping gravel driveway with turning point, fish lake and water feature with retaining stone walls. There are delightful English rose gardens with a further water feature, orchard and extensive lawns leading to a swimming pool (requiring refurbishment), pumphouse and further external storage. Access to the property itself is via courtyard fore gardens with ornamental walls, pillars and wrought ironwork leading to a feature canopy porch with decorative carriage lights and a studded timber front door leading into

### **Impressive Entrance Hallway**

*18' 2" x 18' (5.54m x 5.49m)*

With feature exposed wooden beams, superb stone inglenook fireplace with freestanding cast log burner, wall light points, wall mounted radiator, quarry tiled flooring, wooden staircase leading to the first floor accommodation, casement leaded windows to the front and rear elevations and wooden latch door leading off to

### **Inner Lobby**

With feature wooden door leading to rear gardens, built in storage, quarry tiled flooring, ceiling light point, exposed beams and wooden latch door leading to

### **Triple Aspect Lounge**

*18' 1" x 12' 10" (5.51m x 3.91m)*

With feature exposed wooden beams, superb brick inglenook fireplace with freestanding log burner and oak over mantle, wooden flooring, wall light points, wall mounted radiator and casement leaded windows to front, side and rear elevations

### **Dual Aspect Dining Room**

*14' 11" x 12' 7" (4.55m x 3.84m)*

With feature exposed wooden beams, freestanding French cast fire with over mantle, wooden flooring, wall light points, wall mounted radiator and secondary glazed leaded windows to front and side elevations

### **Breakfast Kitchen**

*22' 5" max x 15' 1" max (6.83m max x 4.6m max)*

Being fitted with a range of limed oak wall, base and drawer units with a work surface over incorporating a double bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Eye level Bosch electric double oven and grill, integrated microwave oven, integrated fridge and freezer, tiling to splash back areas and floor, display cabinets, wall mounted radiator, exposed beams, ceiling light points, casement leaded windows to front and rear elevations and wooden latch door to

### **Second Hallway**

With quarry tiled flooring, courtesy door to property frontage with side windows, staircase rising to further first floor accommodation, door to pantry with cold slab and door to

### **Home Office**

*13' x 9' 10" (3.96m x 3m)*

With dual aspect windows, wooden flooring, wall mounted radiator and feature cast fire surround

### **Boot Room**

*7' 11" x 7' 3" (2.41m x 2.21m)*

With leaded window, wall mounted radiator and ceiling light point



### **Guest W.C**

*8' 5" x 5' 1" (2.57m x 1.55m)*

With a feature high flush W.C and decorative wash hand basin, exposed wooden beams, quarry tiled flooring, wall lighting, wall mounted radiator and an obscure glazed window to side elevation

### **Principal First Floor Landing**

With leaded windows to rear elevation, exposed beams, wooden staircase rising to second floor, wooden flooring, wall and ceiling light points, wall mounted radiator and latch door leading to

### **Spacious Triple Aspect Master Bedroom**

*24' 5" max x 14' 2" max (7.44m max x 4.32m max)*

With feature exposed wooden beams, vaulted ceiling, wooden flooring, wall light points, two wall mounted radiators, fitted wardrobes and leaded windows to front and side elevations

### **Triple Aspect Bedroom Two**

*18' 8" max x 18' 8" max (5.69m max x 5.69m max)*

With feature exposed wooden beams, wooden flooring, wall light points, two wall mounted radiators, feature brick fireplace with basket fire, fitted wardrobes and leaded windows to front, side and rear elevations

### **Bedroom Three to Front**

*18' 4" x 9' 4" (5.59m x 2.84m)*

With feature exposed wooden beams, wooden flooring, wall light points, wall mounted radiator, fitted wardrobe, wall mounted wash hand basin, feature stone open fireplace with quarry tiled hearth and leaded window to front elevation

### **Second Floor Bedroom Four**

*13' 6" x 7' 5" approx (4.11m x 2.26m approx)*

With some restricted head height, feature exposed wooden beams, ceiling light point and leaded window to front elevation





### **Spacious Family Bathroom**

Being fitted with a B.C Sanitan white suite comprising a freestanding roll top bath with shower attachment, separate tiled shower enclosure, decorative wash hand basin and a feature high flush W.C. Exposed wooden beams, airing cupboard, tiled flooring, wall lighting, wall mounted radiator, wall mounted electric heater and leaded glazed windows to side and rear elevations

### **Separate W.C**

With a feature high flush W.C, exposed wooden beams, wooden flooring, wall lighting, wall mounted radiator and an window to side elevation  
Additional First Floor Landing  
With door to shower room and door to

### **Dual Aspect Bedroom Five**

*12' 11" x 9' 11" (3.94m x 3.02m)*

With dual aspect leaded windows, feature fire surround and ceiling light point

### **Shower Room**

*7' 11" x 7' (2.41m x 2.13m)*

Being fitted with a suite comprising of a fully tiled shower enclosure, Vernon Tutbury pedestal wash hand basin and matching W.C. Ceiling light point and a leaded window to the side elevation

### **Detached Three Car Garage**

*34' x 18' (10.36m x 5.49m)*

With sliding doors, work bench, leaded windows to rear, courtesy door to side, ceramic sink with hot and cold plumbing, ceiling strip lights and access to vaulted loft space

### **Stables & Associated Rooms**

Accessed via a five bar gate with three separate stables, tack room, feed room and coach house benefiting from power and water supply



### **Gardens & Grounds**

Extending to in excess of 10 acres of grazing land with a concrete hardstanding leading an enclosed grassed area with mature trees (formerly tennis courts) with retaining shrubs. There is a pathway returning to side gardens, three bar fencing to boundaries and greenhouse

### **Utilities**

The property is serviced by main water and electricity, oil fired central heating and septic tank sanitation

### **Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - H







## Floorplans

### General Information

#### Agents Note

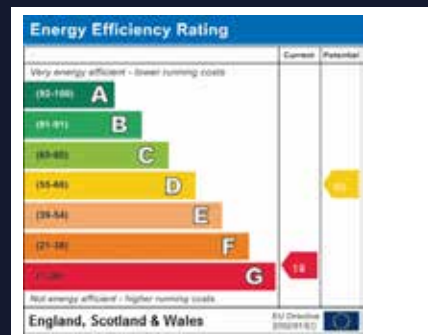
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to smarthomes Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

#### Anti Money Laundering (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, smarthomes Portfolio Collection as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.



### Energy Efficiency Rating



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