



Old Warwick Road, Little Shrewley, Warwick, Warwickshire, CV35 7AX

£1,650,000

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A large, beautifully appointed family home set in gardens & grounds of a around 4 acres. Of particular interest is the adjoining yard with a multi use American Barn currently storage but can easily convert to stables with generous hardstanding surround. Perhaps combine home with business? Alternatively ideal equestrian facilities. Come along and see for yourselves?

Oakhouse Farm is situated in an lovely location within the village of Little Shrewley and surrounded by attractive Warwickshire countryside.

Shrewley has a post office/shop and the Durham Ox public house. In nearby Claverdon there is the Ardencote Golf & Country Club Hotel, community shop and further public houses. More extensive shopping and recreational facilities are available in nearby Warwick and Stratford-upon-Avon, home of the Royal Shakespeare Company. The area has a range of state, private and grammar schools to suit most requirements including a sought-after village primary school and separate nursery in Claverdon, Warwick Prep and Public School, boys and girls grammar schools in Stratford-upon-Avon and The Croft Prep School on the outskirts of town.

For the commuter there is ready access to road, rail and air links with the M40 (J15), Hatton Station (with a good commuter service to Birmingham and Leamington Spa), Warwick Parkway Station and Birmingham International Airport all easily accessible. Henley-in-Arden 5 miles, Solihull 13 miles, M40 (J15) 7 miles, Warwick and Warwick Parkway Station 5 miles (Trains to London Marylebone from 69 mins), Stratford-upon-Avon and Leamington Spa 10 miles, Birmingham International Airport 12 miles, Birmingham 15 miles (distances and time approximate)





APPROACH

Electric double gates open on to long sweeping gravel driveway flanked by well kept lawn with mature trees. Forecourt parking. Recessed porch with solid front door & side screens opens into,

DINING HALL

The galleried landing above & double french doors out to the garden. Oak underfloor heated which extends throughout the ground floor.

SITTING ROOM

A simply stunning room with double height fully vaulted ceiling with exposed "A" beams. This dual aspect room features brick walls with a superb chimney with wood burning stove on a raised flagstone hearth. French door into the garden.

BREAKFAST KITCHEN

This open plan area is in fact two rooms with a peninsular breakfast bar/worktop as the divide. Double door from the hallway lead into the dining area/ family room. Oak flooring & side window. On the kitchen side the floor has flagstones to complement the recently installed kitchen units on contrasting blue & grey laminate. Marble effect worktops. Inset china sink & drainer. Integrated dishwasher. Halogen hob with oven below & cooker hood above. Tall pantry unit & housing for American style fridge/freezer with cold water plumbing. Stable door to the utility.





SIDE LOBBY

UTILITY & WC

Flagstone floor. Doors to the front & side of the house. Boiler cupboard. WC with low flush cistern & wash basin.

INNER HALLWAY

Also with oak flooring. Rooms in order, Airing cupboard.

HOME OFFICE / BEDROOM ONE

Currently fitted out as an office but it can of course revert if required to a bedroom. Square box bay window with seating.

BEDROOM TWO

Also with square box bay window with seating.

SHOWER ROOM

Fully tiled with steam multi jet shower with seating. Adjacent sauna. Dual flush WC & vanity unit. Heated towel rail. Underfloor heating.

BEDROOM THREE

With windows to the front & side. Fitted double wardrobe.

EN-SUITE

Fully tiled room with underfloor heating. Corner quadrant shower within glass screens & door. WC & wash basin. Towel rail & extractor.

GALLERIED LANDING

A generous space perhaps to sit & read?

BEDROOM FOUR

Vaulted roofline into the eaves with low level triple Velux windows. Two double handmade oak fitted wardrobes with matching lower level cupboards & drawers.

EN-SUITE

Fully tiled generous room with walk in wet area with rainhead & hand held shower. Spa bath with built in TV. Dual flush WC, wash basin & two low level Velux windows.

BEDROOM FIVE

Another huge room with windows front & back. Range of oak fitted wardrobes.

EN-SUITE

Corner glass enclosed shower. WC & wash basin. The room is fully tiled. Velux window & extractor.





DOUBLE GARAGE

Electric roller door. Pitched roof storage. Power & lighting.

HARD STANDING YARD

A one time commercial yard with concrete base, vehicle cleaning trough. Inner gates & fenced surround.

AMERICAN BARN

Six year old steel & timber vaulted Barn light panels. Power, lighting & alarmed. Can be converted into 4 stables.

INSULATED CONTAINER

Currently used as a secure store. With power & lighting.



GARDENS

Lawn surround the house with ornamental fountain water feature. Patio seating area.

PADDOCK LAND

Three fully fenced interconnection fields with gates plus direct road access from Mill Lane.



COUNCIL TAX BAND: F

EPC BAND: D

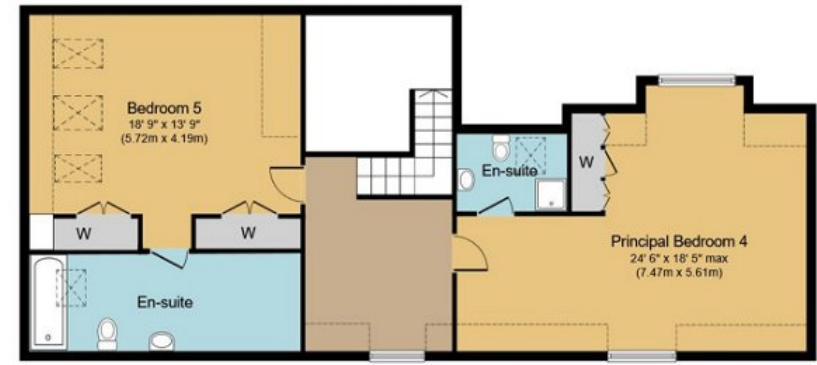
DIRECTIONS:

WHAT3WORDS: BOOST/TRAM/TRAPDOOR





Ground Floor
Approximate Floor Area
1,900 sq. ft.
(176.5 sq. m.)



First Floor
Approximate Floor Area
1,082 sq. ft.
(100.5 sq. m.)

Approx. Gross Internal Floor Area 2,982 sq. ft. (277.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission,