



# The Homestead, 47 Shrewley Common

Shrewley Common **CV35 7AN**

Guide Price £995,000

# The Homestead, 47 Shrewley Common

Being well set back from the road and accessed over a lengthy track, this substantial five bedroomed detached property faces towards open fields and occupies gardens extending to all sides, along with an adjacent paddock, giving a total area of approximately 1.9 acres. Whilst already being of excellent proportions, the house itself now offers the purchaser an opportunity to enhance and reconfigure the existing accommodation to personal style and specification. The oil centrally heated accommodation currently provides living space including lounge, dining room, study and conservatory, whilst on the first floor there are five bedrooms and three bathrooms. The surrounding gardens, whilst now requiring restoration to their former glory, are fringed by numerous mature trees, along with outbuildings, parking and the aforementioned paddock, offering possibilities for use as a modest small holding. Overall this is a rare opportunity to purchase a property of excellent potential within a popular village and semi rural location.

## LOCATION

The village of Shrewley lies approximately 5 miles north-west of Warwick and despite its rural location is particularly well placed for access to major routes and communication links including the M40 motorway and commuter rail links to London and Birmingham from Warwick Parkway and Warwick. There is also a local railway station at Hatton. Shrewley itself is a popular and well regarded village within which is the popular pub and eatery, The Durham Ox, with the village also having a useful convenience store. The county town of Warwick provides a wide range of further amenities and is easily accessible by car or train.

## ON THE GROUND FLOOR

Pillared covered porch entrance with entrance door giving access to:-

## LOUNGE/DINING ROOM

6.93m + bay window x 3.91m (22'8" + bay window x 12'9")

With staircase off ascending to the first floor, stone fireplace, dual aspect UPVC double glazed windows including bay, central heating radiator plus heater/radiator set within the bay window and door to:-

## SITTING ROOM

4.55m x 4.24m (14'11" x 13'11")

With double glazed French style doors opening into the garden and central heating radiator.

## CONSERVATORY

4.34m x 3.48m (14'3" x 11'5")

With UPVC double glazed windows, central heating radiator, ceramic tiled floor and double glazed French style doors giving external access to the garden.

## KITCHEN/BREAKFAST ROOM

4.75m x 4.24m (15'7" x 13'11")

A spacious kitchen and eating space fitted with a range of oak panelled style units comprising a wide array of base cupboards, drawers and coordinating wall cabinets, base cupboards having marble effect worktops over, electric hob and electric oven, dishwasher, tiled floor, central heating radiator, central peninsular breakfast bar, UPVC double glazed window, double glazed door giving external access to the garden and personnel door to garage.

## UTILITY ROOM

4.04m x 2.84m (13'3" x 9'4")

With various fitted base cupboards and wall cabinets, double drainer and double bowl stainless steel sink unit, space for washing machine, tumble dryer and fridge, UPVC double glazed window and door to:-

## STUDY

2.26m x 1.78m (7'5" x 5'10")

With UPVC double glazed window and central heating radiator.

## CLOAKROOM/WC

With pedestal wash hand basin, low level WC, central heating radiator and UPVC double glazed window.

## ON THE FIRST FLOOR

### LANDING

With access trap to the roof space, central heating radiator, built-in airing cupboard housing the hot water cylinder and doors to:-

### MASTER BEDROOM

5.11m max x 4.75m max (16'9" max x 15'7" max )

Equipped with a range of fitted bedroom furniture

comprising wardrobe, overhead storage cupboards, bedside drawer cabinets, dressing table unit, dual aspect UPVC double glazed windows, two central heating radiators and door to:-

### EN SUITE SHOWER ROOM

With fittings comprising low level WC, bidet, inset wash hand basin with integrated storage below, walk-in shower enclosure with fitted electric shower unit, UPVC double glazed window and central heating radiator.

### BEDROOM TWO

4.52m x 3.58m (14'10" x 11'9")

- plus depth of fitted wardrobes.

Having fitted wardrobe extending across one side with overhead storage cupboards, dual aspect UPVC double glazed windows and two central heating radiators.

### BEDROOM THREE

4.14m x 2.26m (13'7" x 7'5")

With two UPVC double glazed windows, central heating radiator and built-in wardrobe/cupboard.

### BEDROOM FOUR

3.18m x 2.87m (10'5" x 9'5")

With built-in double wardrobe, UPVC double glazed window and central heating radiator.

### BEDROOM FIVE

3.30m x 2.13m (10'10" x 7'0")

With built-in wardrobing and overhead storage, UPVC double glazed window and central heating radiator.

### BATHROOM

With tiled walls and pink fittings comprising low level WC, bidet, cast iron bath with shower unit over, pedestal wash hand basin, UPVC double glazed window and central heating radiator.

## Features

Substantial Detached House

Total Plot of Approx 1.9 Acres

Three Reception Rooms

Large Breakfast Kitchen & Utility Room

Five Bedrooms

Three Bathrooms

Garage

Outbuildings and Extensive Garden

Adjacent Paddock/Field

No Chain





# Floorplan



Total area: approx. 240.8 sq. metres (2591.7 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, electricity and drainage are connected to the property. Central heating is oil fired. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band G - Warwick District Council



### 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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(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	

## Contact us

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## Visit us

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