



Sandy Lane Farm, Blackdown, Leamington Spa





A beautifully appointed detached farmhouse situated in 1.44 acres with lovely countryside views, on the edge of Leamington Spa.

Distances






Leamington Spa 2 miles, Kenilworth 3 miles, Warwick 4 miles, Warwick Parkway Station and Coventry 5 miles, M40 (J15) 6 miles, Stratford-upon-Avon 14 miles, Birmingham International Airport 16 miles (All distances and times are approximate).

Situation

Blackdown is located just north of Leamington Spa town centre, making it convenient for the town and ideally located to access the motorway network. There are many shops and restaurants in Leamington Spa and an excellent range of state, private and grammar schools in the area to suit most requirements.

For the commuter, trains run from Leamington Spa to Birmingham and London Marylebone, and the motorway network is accessible at Junction 13, 14 and 15 of the M40, all roughly 6 miles away. The NEC and Birmingham International Airport are conveniently situated approximately 16 miles away.



					EPC
5	3	2		Private	D

Tenure

Freehold

Local Authority

Warwick District Council

Council Tax

Band G



The property

Sandy Lane Farm combines the best of both worlds, occupying an elevated position in a great location 2 miles north of Leamington Spa town centre. The house dates back to 1850 and has been updated by the current owners to create a wonderful family home. The versatile accommodation is arranged over two floors, and many features have been retained. An annexe/home office is separate from the house, which is attached and over the garage.

The property is accessed through an entrance porch and front door opening into a welcoming hallway with a York stone tiled floor, staircase, guest WC and reception rooms leading off. The sitting room has a dual aspect two bay windows and would be ideal as a playroom, snug or office. The living spaces are accessed through the good-sized dining room with a bay window, window seat, fireplace, and parquet flooring. The drawing room has a dual aspect and overlooks the garden with two French doors opening on to the veranda.

The kitchen and utility were upgraded in 2015 and returned to brick, including replastering, rewiring, and a new boiler was fitted. The impressive kitchen was designed and fitted IC Furniture, and the units are by McCarron and Co with a Zoffia Limestone honed finish flooring and granite worktops.







Integrated appliances include a dishwasher, AGA, self-cleaning oven, hob, wine fridge, fridge/freezer and Quooker boiling water tap. Italian stone flooring continues into the breakfast room, with windows on three sides and lovely views of the garden. There is plenty of space for a large dining table and sofa, with French doors opening on to the veranda.

Upstairs, the sizeable principal bedroom suite has windows to two sides and beautiful views across the open countryside. There are two walls of built-in wardrobes and an en suite bathroom with a freestanding bath, separate shower, ceramic tiles and underfloor heating.

The second double bedroom has an en suite shower room, two further double bedrooms and a single bedroom share the family bathroom. All of the bathrooms have been recently upgraded to a high standard.





Approximate Gross Internal Floor Area

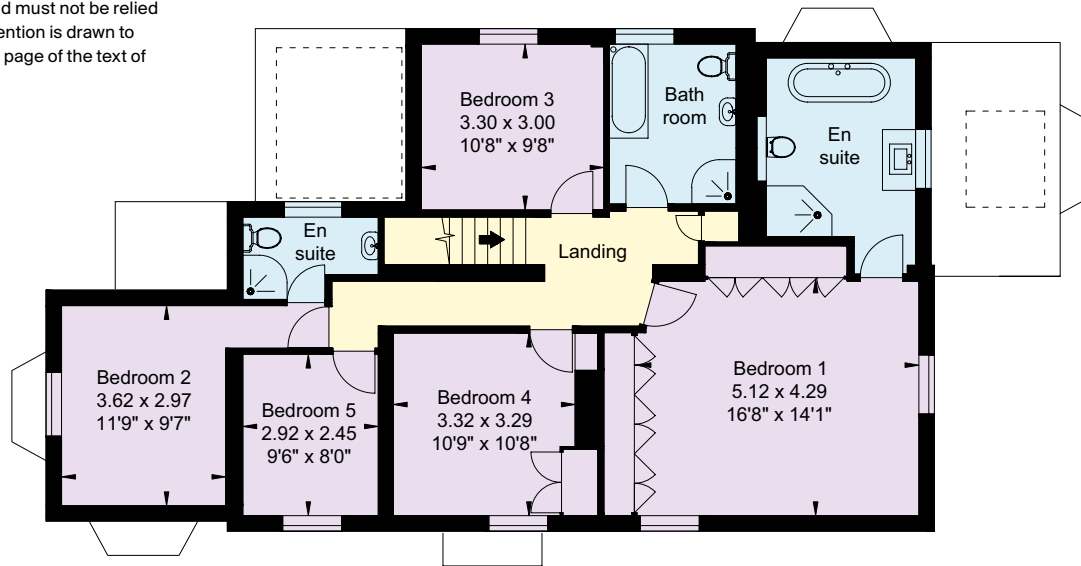
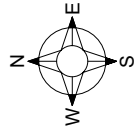
House: 230 sq m (2,476 sq ft)

Annexe: 52 sq m (560 sq ft)

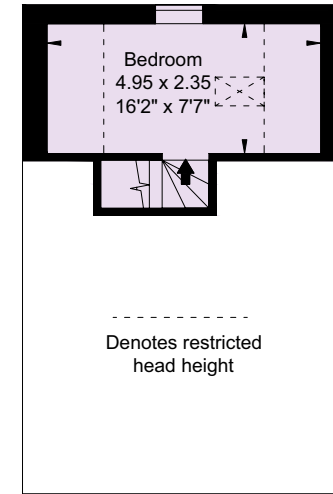
Total: 282 sq m (3,036 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

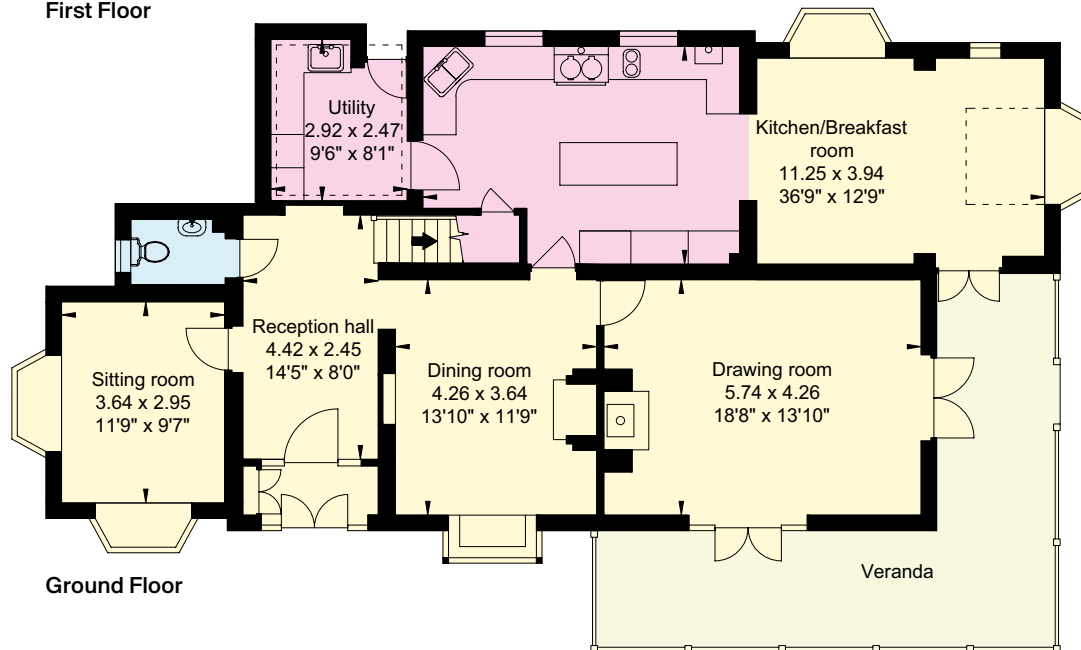
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



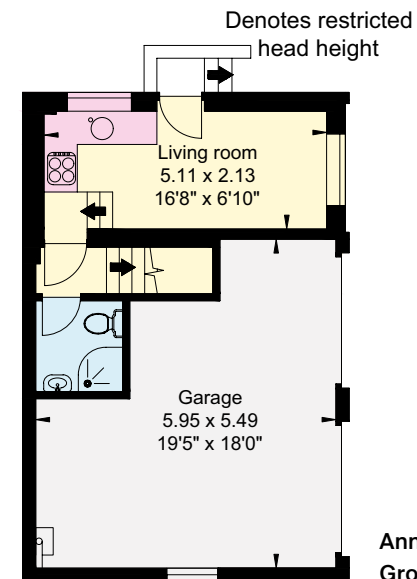
First Floor



Annexe First Floor



Ground Floor



Annexe Ground Floor

Not shown in actual location / orientation



The annexe has a ground-floor living room, kitchenette, shower room, and a bedroom on the first floor. This space would also work well if you were working from home and wanted to be separate from the house.

Garden and grounds

The southwest-facing gardens were redesigned in 2017 by Sue Adcock and The Gardenmakers. Extensive planting in 2018 included a new lawn, border hedging, ornamental trees, fruit trees, shrubs, perennials, mulch, and paving. The gardens have matured over the last six years and are a particular feature of the property.





A pretty veranda with hardwood flooring wraps around the drawing room and offers a lovely, covered seating area. An additional strip of land was purchased in 2016, which has enhanced the garden. A separate paddock has post and rail fencing separate from the formal gardens.

The property is accessed over a shared sweeping driveway leading to a private gated Cotswold stone driveway, with parking for several cars. The double garage has up-and-over doors and a 7kw electric charging point.

Services

All mains services are connected to the property. Gas fired central heating. Septic tank.

Directions

Postcode: CV32 6RW

What3words:///inspector.modest.formal

Viewing

By prior appointment only with the agents.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 03 April 2024
Our reference: STR180223

Sandy Lane Farm, Blackdown, Royal Leamington Spa, CV32 6RW

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,600,000.

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Yours faithfully



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