



March House, Eathorpe, Warwickshire



A **secluded, superb, upgraded** seven bedroom village house in an attractive village near Leamington Spa.

Summary of accommodation

Entrance hall | Study | Drawing room | Cloakroom | Sitting room | Open plan kitchen/breakfast/family room | Utility room

Double garage

Principal bedroom suite | Six further bedrooms (two en suite) | Shower room | Second floor bathroom

Over 3,500 sq ft

Gymnasium/studio with WC and shower | Garden with patio and lawn

In all, about 0.22 acre

Distances

Leamington Spa 7 miles (Intercity trains to London Marylebone from 69 mins), Warwick 7.5 miles, Rugby 9.5 miles (Intercity trains to Birmingham, and to London Euston from 48 mins),

Stratford-upon-Avon 18 miles, Birmingham International Airport 20 miles, London 99 miles, M40 (J12 & J13) 13 miles

(All distances and times are approximate)



Knight Frank Stratford-upon-Avon
Bridgeway
Stratford-upon-Avon
CV37 6YX
[knightfrank.co.uk](https://www.knightfrank.co.uk)

James Way
01789 297735
james.way@knightfrank.com

Situation

Situated in the village close to the Fosse Way Roman road, March House is attractively located at the end of a close of three houses. There is good access to the M40, M45, M1, and M6, bringing most of the country within two hours driving time. The property is well placed for local centres of employment, with Birmingham, Coventry, Leicester and Northampton all being accessible.



There are excellent recreational and shopping facilities in the elegant Regency town of Royal Leamington Spa, the county town of Warwick, Rugby, and Stratford-upon-Avon, the region's cultural centre with its Shakespearean heritage and theatres. The Fosse Way gives ready access to the Cotswolds to the south. Golf courses include the 18-hole Warwickshire course at Leamington Spa, Stoneleigh Deer Park and Whitefields at Thurlaston. There is sailing and fishing at Draycote Water, racing at Stratford-upon-Avon and Warwick and excellent riding and walks in the area, including access to The Red Lion Inn at Hunningham. The former inn behind March House has now closed and is screened by a close boarded boundary fence.

There is an excellent range of state, private and grammar schools in the area to suit most requirements, including Warwick Prep and Public School and Kings High School for Girls, Rugby and Princethorpe Public Schools, Princethorpe Primary School, Bilton Grange and Arnold Lodge Schools, Kingsley High School for Girls in Leamington Spa and grammar schools at Rugby.





The property

The present owners have added an additional bathroom on the third floor, cornices, new cast iron radiators and replaced windows. The two first-floor bathrooms have been replaced, and the vendors have added a Juliet balcony and double doors to the principal bedroom. The entrance hall has been extended with a new front door and tiled floor. There is new flooring throughout downstairs, with oak flooring to the sitting and dining rooms, and the property has been recarpeted. There is a large loft space for storage.

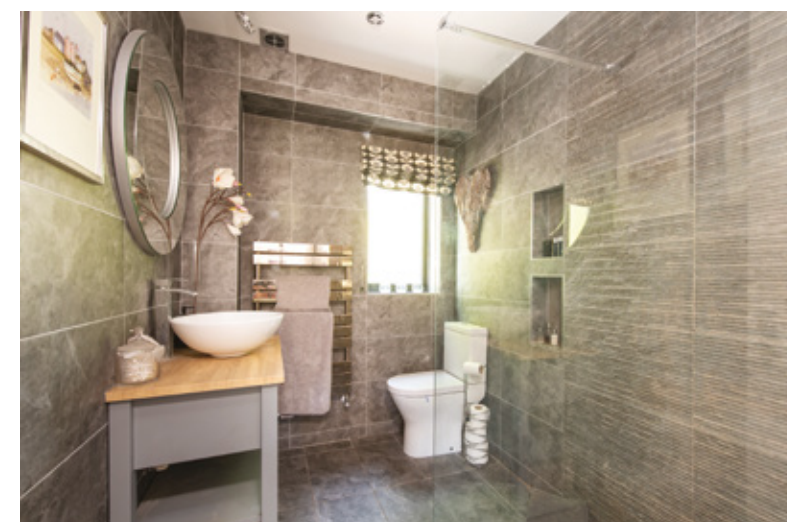
Bi-fold doors from the sitting room and the drawing room open to the garden terrace. The sitting room has a contemporary flame effect electric fire. The very-well appointed kitchen is open plan to provide a lovely kitchen, dining and sitting room with French doors to outside.

First floor bedrooms have fitted wardrobes, and bedroom two is currently used as a dressing room to the principal bedroom. Velux roof lights facing south provide lots of light in bedrooms five, six and seven.





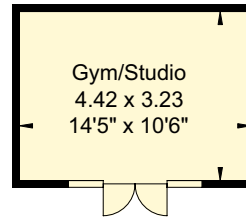
Double bedroom five, with a separate staircase from the utility room and en suite bathroom, with a shower over the bath, works well as a bedsit for a dependent relative, and if the utility room was adapted to a kitchen, with its own door, this area could form a self-contained annexe.



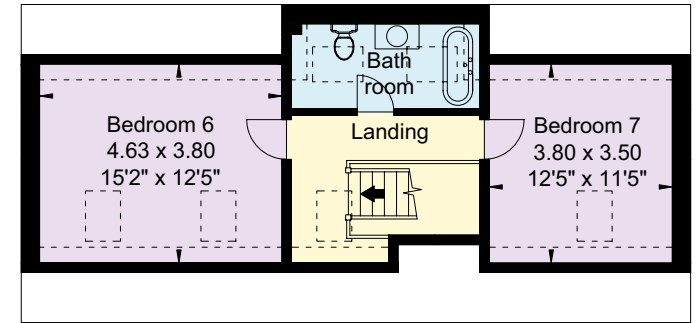
Approximate Gross Internal Floor Area
House: 330 sq m (3,554 sq ft) inc. Garage
Outbuilding: 14 sq m (154 sq ft)
Total: 344 sq m (3,708 sq ft)
inc. restricted head height

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.

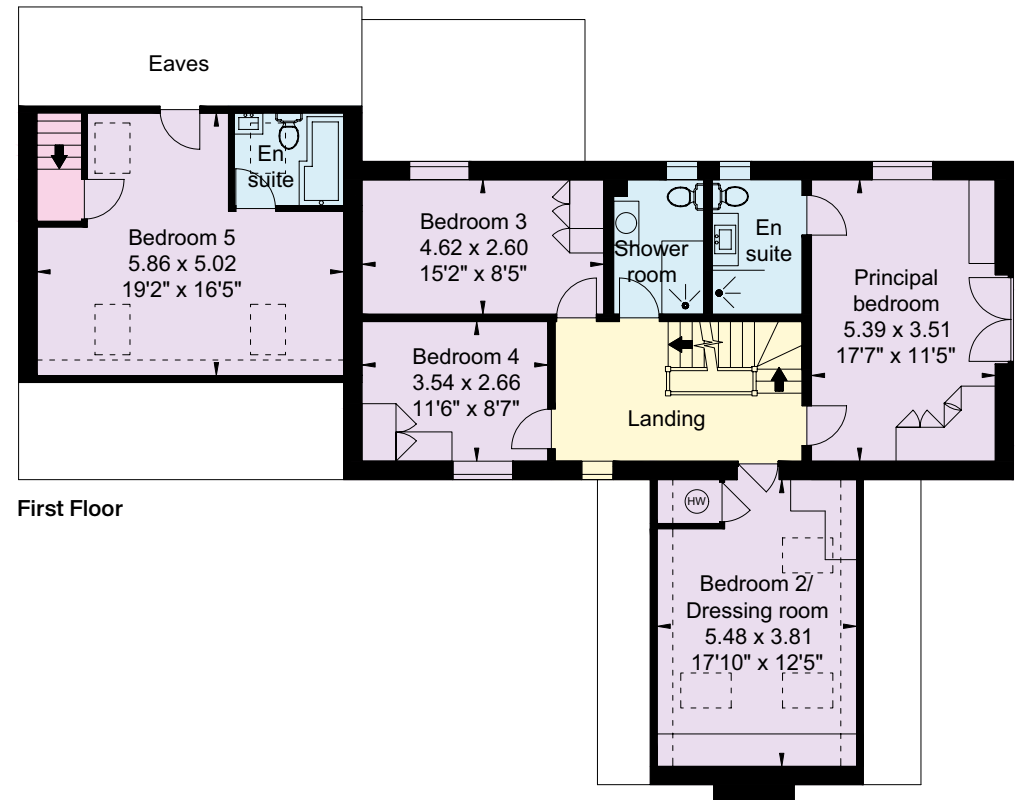
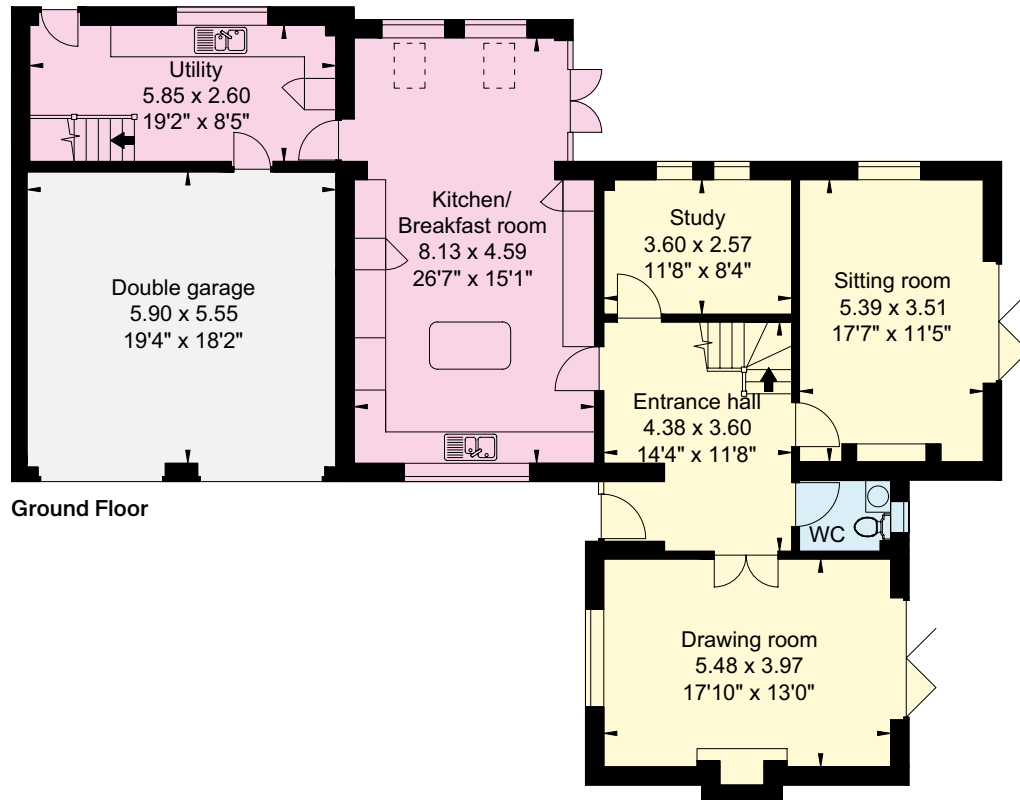
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuilding
 Not shown in actual location / orientation



 Denotes restricted head height





Gardens and grounds

The integral double garage has two electric up-and-over doors. Beside the property is a parking area for caravan, boat or motor home and further parking to the front of the property. The outdoor living space has been transformed with an ornamental water feature to the front, new flagstone paths and patio, slate borders with timeless appeal promising years of enjoyment. A flagstone path and steps rise to a higher terrace with the south-facing studio/gym/home office with power, and water is also understood to be available. The garden is screened from the Fosse Way by mature trees.



Services

Mains water, drainage and electricity are connected to the property. Gas-fired central heating. Telephone and Broadband are available.

Fixtures and fittings

All those mentioned in these particulars, together with fitted carpets and most light fittings, are included in the sale. All others, including curtains, are excluded. The vendor's solicitor will provide a schedule of items included and excluded from the sale and those available by separate negotiation.

Directions (CV33 9DQ)

From the M40 (J14) southbound and (J13) northbound, take the A4100 towards Gaydon. At the roundabout with the Fosse Way, turn left (northbound) and proceed along the Fosse Way for about 7 miles. Take the second turn to the left into Eathorpe, follow the road to the right, and the entrance to the Close will be found on the left, and March House is at the end.



From the M1, take the M45 to the end. Continue on the A45 for approximately a third of a mile and take the B4453 to Princethorpe. In Princethorpe, proceed over the A423 on to the Fosse Way. After about 1.5 miles turn right into Eathorpe and then left and continue as above.

What3Words: ///seriously.stormy.business

Viewing

By prior appointment only with the agents.

Property information

Tenure: Freehold

Local Authority: Warwick District Council: 01926 450000

Council Tax: Band G

EPC Rating: C



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2024. Photographs and videos dated July 2024.

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Date: 30 July 2024
Our reference: POD012002913

March House, The Fosse, Eathorpe, Leamington Spa, CV33 9DQ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £960,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

James Way
Partner
+44 1789 206 950
james.way@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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V4.2 Feb 24