



Spinney Field  
86 Shrewley Common | Shrewley | Warwick | CV35 7AW

FINE & COUNTRY



# SPINNEY FIELD



*Spinney Field is a large detached family home in the village of Shrewley, ten minutes from the centre of Warwick and twenty minutes from Leamington Spa and Solihull. The property has been beautifully updated and extended to offer over 2,660 sq. ft. of accommodation finished to a high standard. The property is being offered for sale with no chain.*





# KEY FEATURES

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## Accommodation Summary:

The property has been thoughtfully renovated and remodelled to offer flexible accommodation with everything required for family living, with six bedrooms and four bathrooms, as well as a fantastic open plan kitchen and living space and a separate sitting room and home office. The property sits in a generous plot of around half an acre with a lovely decked terrace leading onto a generously sized garden and play area. The property has a large gated driveway and detached double garage.

The property is in the centre of the village within walking distance of the local play area and the village store and post office as well as the renowned country pub The Durham Ox. There are many country walks to explore as well as the towpaths of the Grand Union Canal including the famous flight of locks at Hatton.

## Ground Floor

A generously sized porch opens onto the large entrance hall off which is the sitting room and, across the hall, another reception room which could be used as a snug or guest bedroom with an en-suite with shower and w.c. A door from the hall leads through to what is undoubtedly one of the best features of this home, a big open plan kitchen/diner and family room which offers plenty of space to relax, cook and eat. The kitchen is finished to a high specification with quartz worktops, integrated Neff appliances and electric blinds. A large central island has a skylight above bringing in lots of natural light. Large sliding doors open out onto the decked area and garden beyond. Off the kitchen, you will find a large utility room with space for a washing machine and tumble dryer and plenty of wall and base units with quartz worktops. A door leads outside to the garage. Tucked away behind the utility room at the front of the house you will find a quiet study with built in desk and working space.























### First Floor

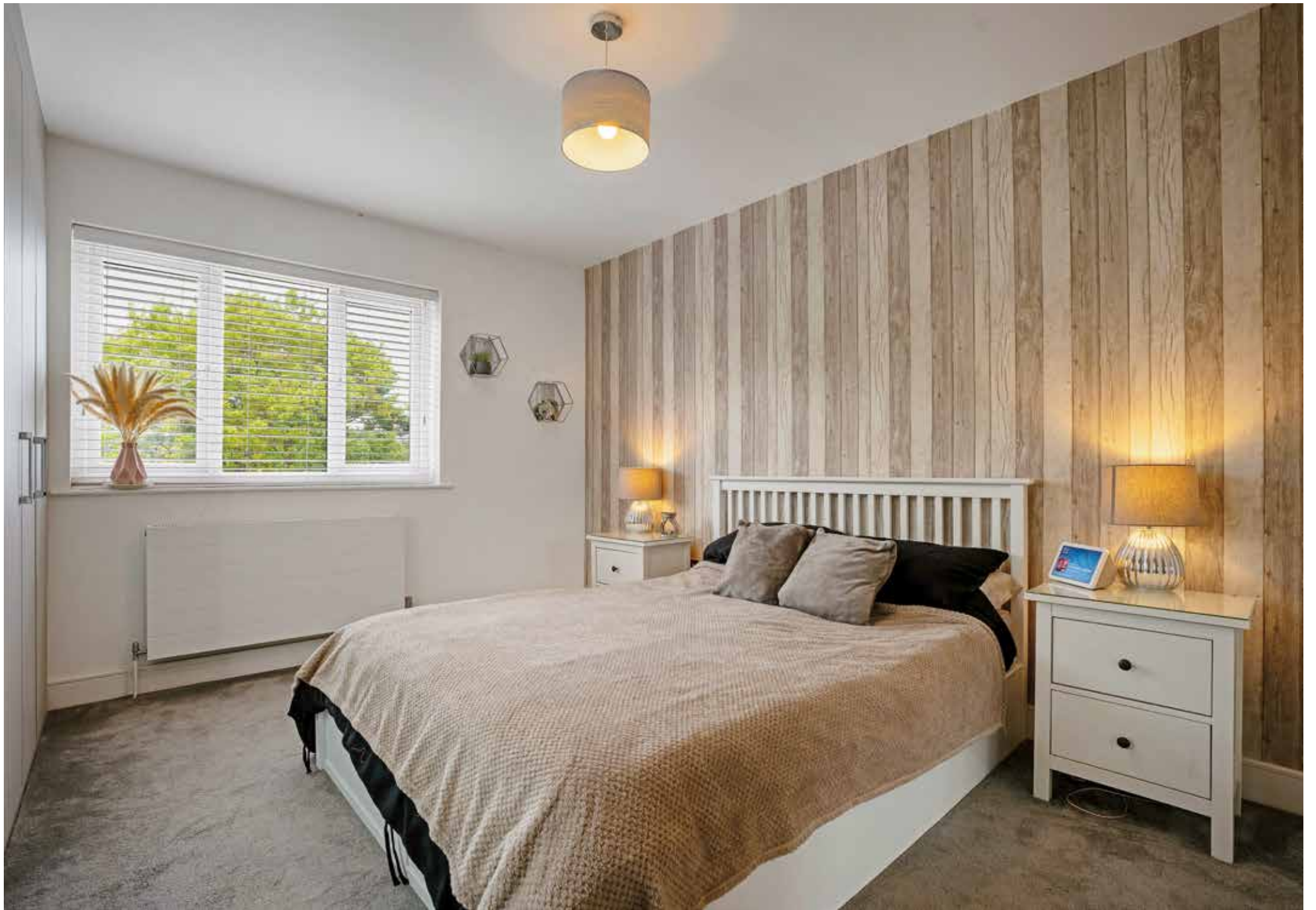
The main bedroom overlooks the garden and has a luxury en-suite bathroom and walk in wardrobe. There are two further double bedrooms with built in wardrobes and a single bedroom/study as well as two bathrooms completing the accommodation on this floor.





















## Outside

The garden offers plenty of space to enjoy the outdoors with a large decked split level terrace leading onto the lawn with play area. The property also benefits from a large gated driveway with parking for several vehicles as well as a detached double garage.





# LOCATION

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## **Shrewley, Warwick**

The village of Shrewley is just five miles from the town of Warwick and eleven miles from Royal Leamington Spa both which offer an excellent array of shops, bars, restaurants, and leisure facilities.

Schooling, both state and private are well catered for, Warwick Prep, Warwick School (boys) and Kings High (girls) close by as well as Ferncumbe C of E Primary School, Claverdon Primary School and Henley-in-Arden Secondary school. Solihull School is also about 20 minutes away offering prep, senior and sixth form places. Shrewley has excellent transport links, with Warwick Parkway Station just 4 miles away, providing direct access to London Marylebone and Birmingham and Hatton train station is even closer. Access to the Midlands motorway network is also within easy reach with the A46, M40 and M42 nearby with access to the M1 and M6 as well as Birmingham International Airport and Birmingham NEC.







**Services**

Mains water, electricity, drainage, telephone and LPG gas are understood to be connected to the property.

**Local Authority**

Warwick District Council  
Council tax band G

**Viewing Arrangements**

Strictly via the vendors sole agents Fine & Country on 01926 455950.

**Website**

For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://www.fineandcountry.com/uk/Leamington-Spa)

**Opening Hours**

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

**Directions**

If coming from Hatton direction on the Hockley Road turn left at the crossroads with Five Ways Road and Spinney Field can be found on the on the right-hand side after the village hall and before you get to the village store and post office.

**What3Words**

[www.what3words.com](http://www.what3words.com) ///animated.refilled.quibble



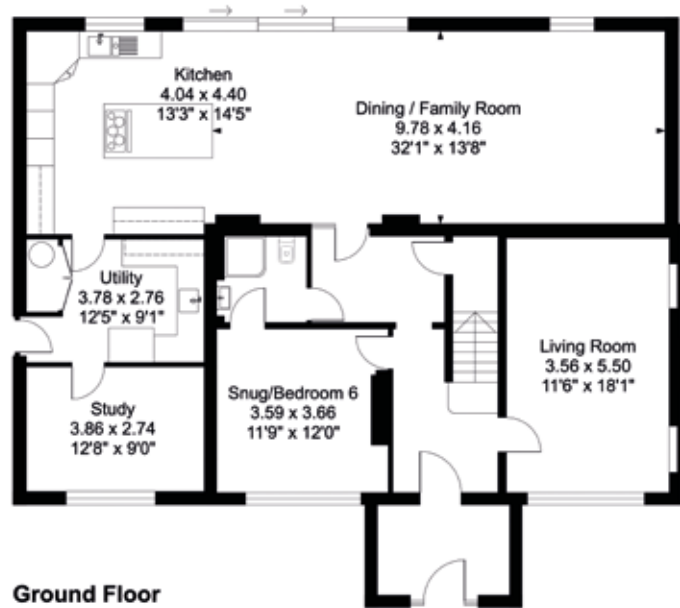


**Spinney Field, 86 Shrewley Common, Shrewley, Warwick, CV35 7AW**

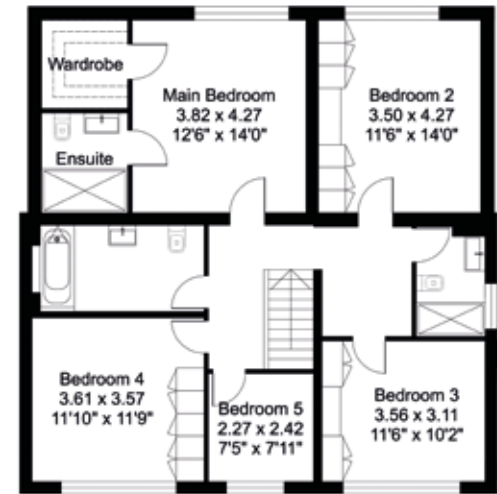
**Approximate Gross Internal Area**  
**Main House = 2680 Sq Ft / 249 Sq M**  
**Garage = 301 Sq Ft / 28 Sq M**  
**TOTAL = 2981 Sq Ft / 277 Sq M**



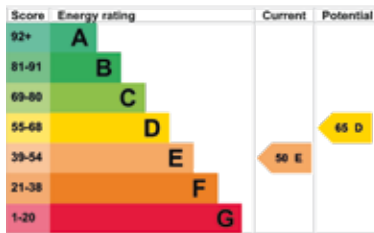
**Garage**  
Not shown in actual position



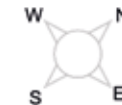
**Ground Floor**



**First Floor**



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 The position & size of doors, windows, appliances and other features are approximate only.  
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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## ANGELA PITT PARTNER AGENT

Fine & Country Leamington Spa  
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angela.pitt@fineandcountry.com

I am an experienced Sales Director with a track record in high-end property development. I have experience working in event management and for almost 15 years ran my own luxury furniture retail business growing it to a company with a turnover of over £1 million.

More recently I have been developing three contemporary low energy, zero carbon homes in Warwickshire with a GDV of 3.25m. I know the local market well having lived in the area for nearly 40 years and bring a proactive friendly approach to help clients achieve their property goals. I am more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools.

In my spare time I enjoy baking as well as getting out and about in the lovely Warwickshire countryside and am kept busy looking after my little boy.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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