



Amice
High Street | Marton | Warwickshire | CV23 9RR

FINE & COUNTRY

STEP INSIDE

Amice

Ground Floor

The accommodation is very flexible and three of the rooms on the ground floor have multiple uses with the current owners using one as a dining room and another as a playroom. The spacious living room, with a log effect gas fire, is flooded with natural light, and offers endless possibilities for entertaining and leisure. The spiral staircase leading from the garden room goes up to a lovely relaxing space with the most amazing countryside views. The well-equipped kitchen is the heart of the home and offers ample wall and base units. Adjacent, there is a utility room with storage, sink and space for washing machine and tumble dryer. There is access to the double garage through the utility.

The Master bedroom is a superb space with French doors to the garden and an immaculately presented en-suite with bath and large walk-in shower. There is a sizeable walk-in wardrobe, really giving this property the wow factor. The remaining rooms are served by the family bathroom with shower.

First Floor

Up the stairs to the first floor is an extremely spacious room, perfect for a bedroom or entertaining space. There is a wc and access in to large boarded loft space.



















STEP OUTSIDE

Amice

Outside

The grounds of this wonderful home extend to around 1/4 acre in an idyllic position. There is ample outdoor space to enjoy the peace and tranquillity of a rural village. The garden is beautifully landscaped with a patio, easily accessible through doors from the living room and kitchen. There is a summer-house, greenhouse and to the side, access to the garage. The driveway provides ample parking for several vehicles. The property offers both privacy and ample outdoor space.

Location

The property is situated in the village of Marton which is located centrally within the county of Warwickshire. There are amazing countryside walks and cycle paths. It has easy access to the towns of Leamington, Rugby & Coventry where there is a large selection of both public and state schooling including Princethorpe College, Arnold Lodge, Rugby School, Bilton Grange, Warwick, nearby Grammar schools Lawrence Sheriff and Rugby High. The village itself has a vibrant community, there is a sports field, pavilion, museum, and many social events including local art festival. In 2010 Marton won the title 'Best Village in Warwickshire'. Due to its location, it has excellent access to the M69, M45, M6 & M40 as well as a train service from Rugby into Euston in under 50 minutes.

Services, Utilities & Property Information

Utilities - The property is understood to have mains water, drainage, electricity and the central heating is mains gas.

Mobile Phone Coverage - 4G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability - FTTP Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 120Mbps.

Directions - Postcode: CV23 9RR/ what3words: ///clerk.daring.launched

EPC Rating: D

Council Tax Band: F

Tenure: Freehold

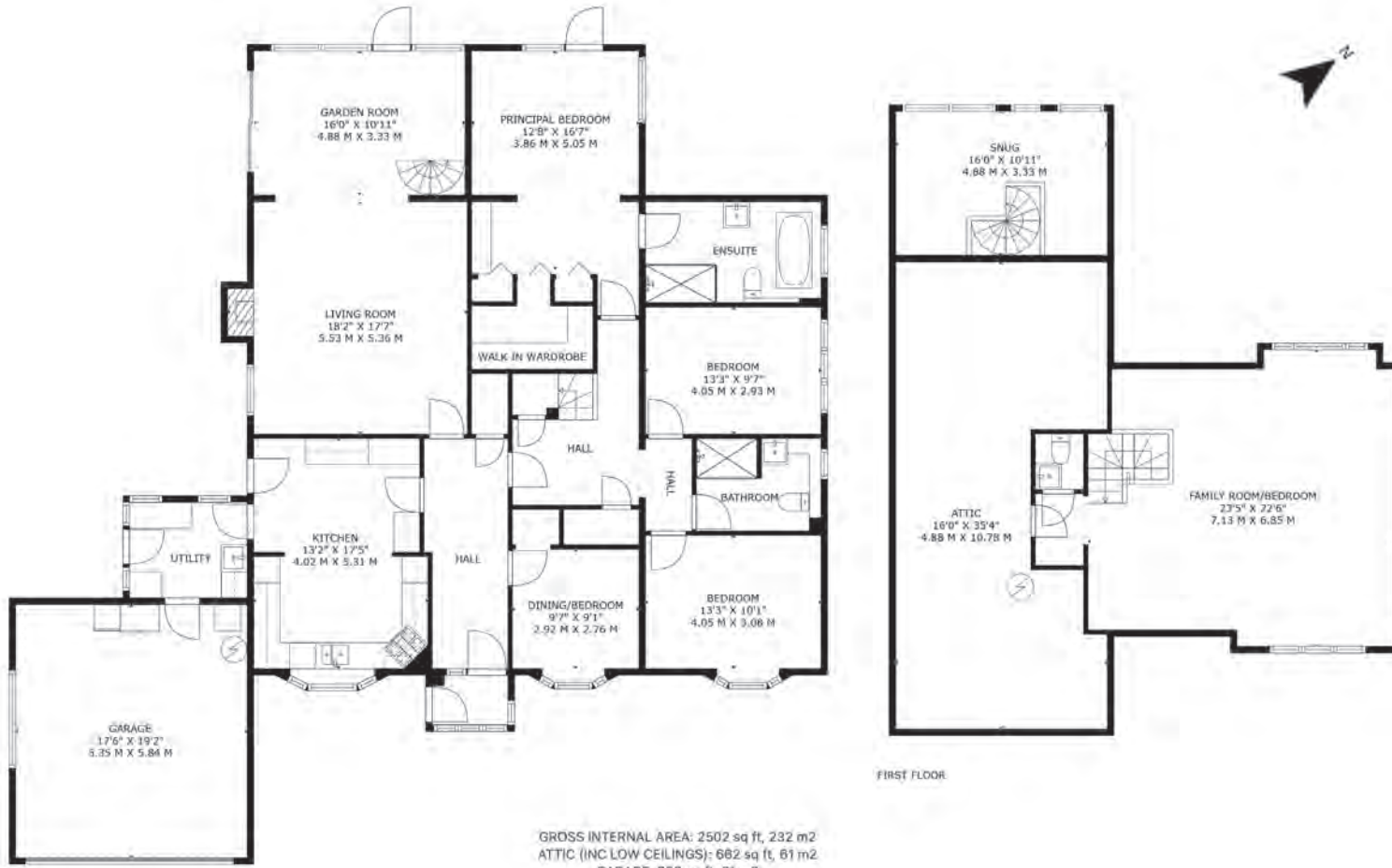
Local Authority

Rugby Borough District Council

Viewing Arrangements

Strictly via the vendors sole agent Nicola Moore on 07860 623 178 or 01926 455 950.





FIRST FLOOR

GROSS INTERNAL AREA: 2502 sq ft, 232 m2
 ATTIC (INC LOW CEILINGS): 682 sq ft, 61 m2
 GARAGE: 336 sq ft, 31 m2

OVERALL TOTALS: 3500 sq ft, 324 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Offers over £850,000

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 09929046 VAT No: 232999961 Head Office Address 1 Regent Street Rugby CV21 2PE. Printed 09.05.2024





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