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RESIDENTIAL

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The Old House, Weston Lane, Weston Under Wetherley, Leamington Spa





An outstanding opportunity to acquire a most impressive individually styled detached period country residence, providing spacious well appointed four bedroomed accommodation in grounds extending to 0.75 of an acre which includes a variety of outbuildings including a detached three car and further two car garage/workshop facility and extensive additional car/caravan/boat standing facility ideal for a variety of uses within this highly regarded village location.

#### Weston Under Wetherley

Is a popular rural village location surrounded by pleasant open countryside, sited approximately five miles to the north-east of the town centre and convenient for a number of other work centres including Coventry, Rugby, Warwick and also within easy reach of the motorway network. Whilst the village contains limited facilities

there are shops, schools and a variety of recreational facilities in nearby Cubbington. Weston Under Wetherley in general has consistently proved to be very popular.

ehB Residential are pleased to offer The Old House, Weston Lane, Weston Under Wetherley which is an outstanding opportunity to acquire an impressive individually styled detached period residence, providing spacious four bedroomed accommodation in grounds extending to 0.75 of an acre, which uniquely includes a variety of outbuildings including both a detached three car and two car garage/workshop facility with extensive hardstanding space ideal for a variety of uses. The property is pleasantly located just outside the village with extensive gardens which adjoin open fields.

The property is believed to have been constructed in the 1900's,

has been subsequently extended and modernised to provide particularly well proportioned family sized accommodation. The agents consider the property to have considerable scope for further extension (subject to the usual consents) with inspection of this unique property to be essential for its size, situation, potential and character to be fully appreciated.

In detail the accommodation comprises:-

#### Ground Floor

##### Enclosed Storm Porch

7'6" x 5'9" (2.29m x 1.75m )

With panelled entrance door with bottle glass, side windows, radiator, glazed panelled door to reception hall, walk in cloaks cupboard off with porthole window feature, radiator, cloaks hanging.







#### Walk in Cloaks Cupboard Off

7'6" x 5'9" (2.29m x 1.75m)  
With porthole window feature, radiator, cloaks hanging.

#### Reception Hall

18'6" x 9'6" (5.64m x 2.90m)  
With radiator, staircase off, understair cupboard.

#### Cloakroom/WC

With Lobby and separate WC with low flush WC, pedestal basin with mixer tap, half tiled walls, radiator.

#### Lounge

26'6" x 12' (8.08m x 3.66m)  
With windows to three aspects, two radiators, TV point, patio doors to rear garden, fireplace feature with granite inset, hearth, open grate, timber mantle, wall light points, coving to ceiling.

#### Dining Room

16'9" into bay x 12' (5.11m into bay x 3.66m )  
With wood flooring, bay window, radiator, windows to two aspects.

#### Breakfast Kitchen

14'6" x 11'6" (4.42m x 3.51m)  
With extensive range of base cupboard and drawer units with complimentary rolled edge work surfaces, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, tiled splashback, matching range of high level cupboards, downlighters, appliance space with electric range and extractor hood over, limestone floor, radiator, built in dishwasher and fridge.

#### Study

8'3" x 8'4" (2.51m x 2.54m)  
With radiator.

#### Family Room

9'3" x 12' min 18'6" max (2.82m x 3.66m min 5.64m max)  
With radiator.

#### Utility Room

9' x 7'9" (2.74m x 2.36m)  
With base cupboard and drawer units, complimentary work surfaces, appliance space and plumbing for automatic washing machine, vented for tumble dryer, tiled splashbacks, high level cupboards, oil fired central heating boiler, single drainer stainless steel sink unit and mixer tap.

#### Stairs and Landing

With access to boarded roof space, linen cupboard with radiator.

#### Bedroom

11'6" x 14'9" (3.51m x 4.50m)  
With radiator.





#### Bedroom

14'9" x 12'3" (4.50m x 3.73m)  
With windows to two aspects, radiator.

#### Family Bathroom/WC

9'6" x 9' (2.90m x 2.74m)  
Being half tiled with white suite comprising panelled bath with mixer tap, shower attachment, pedestal basin with mixer tap, low flush WC, chrome heated towel rail, downlighters.

#### Bedroom

12'3" x 9'2" (3.73m x 2.79m)  
With radiator.

#### Bedroom

19' x 12' (5.79m x 3.66m)  
With windows to two aspects including two radiators.

#### En-Suite Bathroom/WC

8'6" x 7'3" (2.59m x 2.21m)  
With white suite comprising panelled bath with mixer tap, pedestal basin, low flush WC, chrome heated towel rail, half tiled walls, shower area, spotlights and extractor.

#### Outside

With grounds to the property in excess of 0.75 of an acre. The property is pleasantly situated just outside the village on Weston Lane, approached via a part shared tarmac drive leading to the private tarmac drive and large car standing facility, which leads to a further garage/workshop facility.

#### Detached Garage Block

29'4" x 19'4" (8.94m x 5.89m)  
With twin up-and-over doors, storage facility within the eaves, electric light, 3 phase and single phase power.

#### Separate Gardeners WC

With low flush WC, washroom with base cupboard and drawer unit with single drainer stainless steel sink unit, plumbing for automatic washing machine,

Useful gated side storage area ideal for trailer/caravan/storage.

#### Further Garage Block

26'6" x 22'3" (8.08m x 6.78m)  
With electric light, 3 phase and single phase power, steps to mezzanine storage facility over with personal door and integrated outside stores.

#### Outside (Rear)

With extensively laid to lawn with mature flower beds with trees and foliage including an orchard. The plot being bounded by open





fields with views over open countryside. Further detached concrete sectional garage/garden store and greenhouse.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property with the exception of gas, central heating being provided by the oil fired central heating boiler, drainage by septic tank not mains drainage. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band G.

#### Location

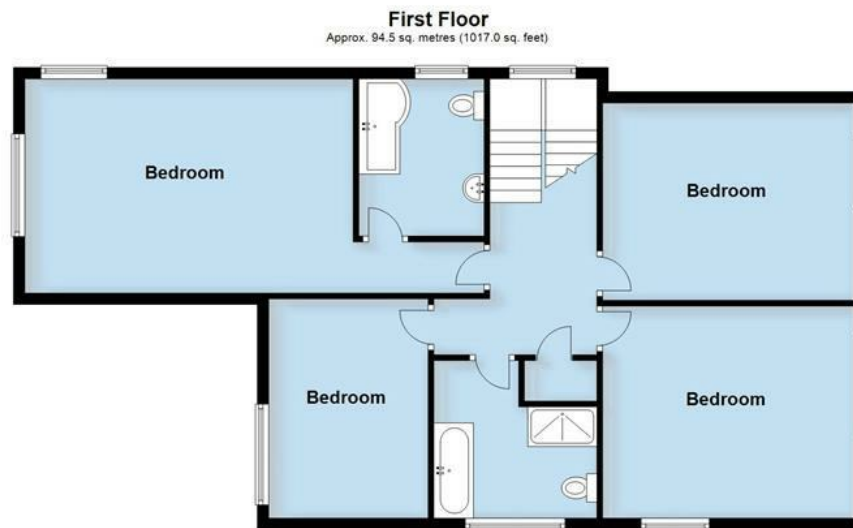
Proceeding north from the agents office via Clarendon Place. On reaching the traffic island take third exit into Lillington Avenue and the first exit at the next traffic island into Lillington Road then the third exit from the traffic island into Cubbington Road. Proceed for its entirety through Cubbington via Rugby Road following the signposted route to Weston Under Wetherley. Proceeding through the village follow the signpost to Bubbenhall whereupon access to the property will be found located on the left hand side easily identified by an agents for sale board. For Sat Nav purposes the post code is CV33 9BS.





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- Residential Estate Agents
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Total area: approx. 220.8 sq. metres (2377.1 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
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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>			
(55-68) <b>D</b>		58	68
(39-54) <b>E</b>			
(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	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL