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March House, Burnthurst Lane, Princethorpe

Price Guide
£999,000



A unique and rare opportunity to acquire a fine, individually styled, detached chalet style country residence of character, providing flexible four bedroomed accommodation, in mature grounds extending to approximately 0.8 of an acre, within this highly regarded convenient rural location.

[Burnthurst Lane, Princethorpe](#)

Is a quite charming, rural location, comprising many fine period dwellings, surrounded by beautiful Warwickshire countryside. The location is ideally sited within easy reach of the town centre approximately seven miles distant, with good local facilities and amenities available within the locality, including local shops at Princethorpe and Stretton, schools for all grades including a local Primary School within Princethorpe and a variety of recreational facilities. The location is also convenient for a number of work

centres including Coventry, Warwick, Southam and Rugby and is within easy reach of the motorway network. This particular location has consistently proved to be extremely popular.

ehB Residential are pleased to offer March House, Burnthurst Lane, Princethorpe which is a rare opportunity to acquire an individually styled, detached chalet style country residence of attractive appearance, providing exceptionally well proportioned four bedroomed and four bathroomed accommodation, also including very generously sized reception rooms of note. The property occupies an exceptionally pleasant situation with views over open countryside to the front and woodland to the rear, with grounds extending to 0.8 of an acre which includes a detached triple garage block and substantial car parking facility.



Whilst the property has been maintained to a good standard throughout the agents consider the very flexible accommodation has considerable scope for development and extension to purchasers specific requirement, with the potential to create a quite exceptional country residence of note. The agents consider internal inspection of this unique property to be essential for its size, character, potential and situation to be fully appreciated.

In detail the accommodation comprises:-

[Reception Hall](#)

Being half panelled to dado height, with coving to ceiling, staircase off, turned balustrade, oak flooring, timber panelled entrance door with coloured leaded panel and side panel, understair cupboard.





Study

11' x 7'4" (3.35m x 2.24m)

With double built-in cupboard and fitted shelves, radiator, downlighters.

Ground Floor Bedroom

14'9" x 10' (4.50m x 3.05m)

With coving to ceiling, radiator, fitted shelves.

Lounge

26'6" x 15'4" (8.08m x 4.67m)

With fireplace feature, slate hearth and surround, wood burner, coloured leaded window feature, two radiators, coving to ceiling, twin French doors to conservatory and doorway to second staircase to first floor.

Conservatory

16' x 8'3" (4.88m x 2.51m)

Being upvc framed sealed unit double glazed, twin French doors to rear garden, tiled floor, radiator and fan light feature.

Dining Room

13'10" x 11'6" (4.22m x 3.51m)

With feature herringbone wood block floor, stone fireplace feature and hearth, wood burner, radiator, coving to ceiling, central ceiling rose, paneling to dado height, twin French doors and side panels, arch to...

Sitting Room/Snug

10' x 9'9" (3.05m x 2.97m)

With paneling to dado height, radiator, coving to ceiling, herringbone wood block patterned floor.

Ground Floor Shower Room/WC

8'6" x 5'4" (2.59m x 1.63m)

Being half tiled with tiled floor, with quadrant tiled shower cubicle, integrated shower unit, wash hand basin inset to vanity unit, low flush WC, radiator.

Fitted Breakfast Kitchen

19'9" x 11'6" max 9'10" min (6.02m x 3.51m max 3.00m min)

With extensive range of cream faced attractive base cupboard and drawer units with complimentary granite work surfaces, tiled splashbacks, stainless steel colour match double bowl sink unit with mixer tap, Rangemaster range with canopy extractor hood over flanked by matching range of high level cupboards with concealed pelmet lighting, built-in dishwasher, peninsular breakfast bar, tiled floor, radiator, windows to two aspects, custom shelved wine rack.





Rear Hall

With access to both front and rear gardens, with tiled floor, downlighters, radiator.

Second Kitchen

20'6" x 11'4" (6.25m x 3.45m)

With radiator, tiled floor, extensive range of base cupboard and drawer units with granite work surface, Belfast sink unit, mixer tap, two large white cupboards incorporating airing cupboard with lagged cylinder, oil fired central heating boiler, built-in stainless steel oven, four ring ceramic hob unit with extractor hood, flanked by a range of high level cupboard with glazed panelled doors leading to...

Sitting Room

17'9" x 16' (5.41m x 4.88m)

Having windows to two aspects, radiator, oak flooring.

Stairs and Landing

With built-in cupboards and glazed panelled screen lead to...

Master Bedroom

28'6" x 13'6" (8.69m x 4.11m)

Having windows to two aspects, access to useful storage facility within the eaves, two radiators.

En-Suite Shower Room/WC

10'6" x 7' (3.20m x 2.13m)

Being tiled with tiled floor, white suite comprising oversized shower cubicle, integrated shower unit, low flush WC, pedestal basin with mixer tap, downlighters, chrome heated towel rail, Velux window.

Communicating Room/Bedroom

20'6" x 14'3" (6.25m x 4.34m)

With Velux windows, double built-in, hanging rail, shelf, exposed purlins and roof timbers, heated towel rail.

Bathroom/WC

11'7" x 13'6" (3.53m x 4.11m)

With panelled bath, mixer tap, shower attachment, pedestal basin, low flush WC, tiled splashbacks, Velux window, access to eaves storage facility, built-in cupboard and shelves.

Bedroom

12'6" x 11'3" (3.81m x 3.43m)

With radiator, double built-in wardrobe, hanging rail, access to the second staircase, with built-in double cupboard and coloured leaded window feature.

En-Suite Shower Room/WC

6'10" x 5'4" (2.08m x 1.63m)

With low flush WC, pedestal basin, half tiled with tiled shower cubicle, electric shower unit.





Outside (Front)

The property occupies a particularly pleasant situation enjoying views over open countryside to the front elevation and woodland to the rear, grounds extending to 0.8 of an acre, twin electric gates flanked by established hedging lead to a large gravelled drive and car parking facility flanked by established lawns and lead to the...

Detached Brick Built Garage

17'2" x 28' (5.23m x 8.53m)

With electric up-and-over door, electric light, power point, personal door, good sized storage facility within the eaves. Pedestrian side access leads to the...

Outside (Rear)

Extensive landscaped rear garden including large paved patio,

bounded by railings and leading to the shaped lawns with central flower beds, ornamental pool and rockery with conifer screen leading to further extensive lawned garden, bounded by close boarded fencing with...

Substantial Outbuilding

24' x 11' approximately (7.32m x 3.35m approximately)

With electric light, power point and two further timber garden sheds and further lawns bounded by woodland.

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. 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.

Drainage via septic tank.

Heating via concealed oil tank near to the garage.

Council Tax

Council Tax Band G.

Location

March House
Burnthurst
Princethorpe
CV23 9QA

Your Property - Our Business

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- Lettings and Property Managers
- Land and New Homes Agents

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Ground Floor
Approx. 192.5 sq. metres (2072.3 sq. feet)



First Floor
Approx. 109.0 sq. metres (1173.6 sq. feet)



Total area: approx. 301.6 sq. metres (3245.9 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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