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RESIDENTIAL

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Pear Tree Cottage, Vicarage Road, Stoneleigh





A rare opportunity to acquire an outstanding Grade II listed detached period cottage of immense charm and character, sympathetically modernised and extended to retain much of the property's original character with a high level of modern appointment, providing four bedroom and two bathroom accommodation with many notable features including a large garden in this highly regarded village location.

#### [Pear Tree Cottage, Stoneleigh Village](#)

Is a popular and convenient rural village location situated between Leamington Spa and Kenilworth. The village being particularly well sited for access to the motorway network and a number of work centres including Coventry, Kenilworth, Warwick and Leamington Spa. This charming village which contains a range of facilities and amenities including a well regarded community centre with all other

amenities including, shops, schools and recreational facilities within easy reach. The picturesque village has consistently proved to be much sought after.

ehB Residential are pleased to offer Pear Tree Cottage, Vicarage Lane, Stoneleigh which is a rare opportunity to acquire a stunning Grade II listed detached cottage believed to have been originally constructed in 1648, and has been subject to sympathetic modernisation and extension by the present owners to include a wealth of original features with the exposed timber work throughout the property being particularly noteworthy.

The property successfully integrates a high level of modern appointment, the superbly fitted living kitchen and bespoke bathrooms being particularly noteworthy.

The property is pleasantly sited towards the head of this cul-de-sac close to open countryside, and also features a large, landscaped garden, the hedged and walled principal garden with patio features. The property has five reception rooms all containing unique features and has been maintained by the present owners to a particularly high standard throughout. Only internal inspection of this quite exceptional property can truly justify our very highest recommendation.

In detail the accommodation comprises:-

#### [Entrance Hall](#)

With Jerusalem sandstone tiled floor which extends through most of the ground floor, with exposed timber work and beams, timber panelled entrance door with bottle glass, double built-in cloaks cupboard with cloaks hanging and shelf, multi glazed panel doors leading to...





#### Lounge

16'11" x 11'6" (5.18m x 3.51m )

With concealed radiator, windows to two aspects including bay window, beamed ceiling, further radiator and built-in meter cupboard.

#### Family Room

16'9" x 12'2" (5.13m x 3.73m)

With inglenook brick fireplace and hearth with wood burner, staircase off with balustrade, period style radiator and single radiator, partly open with exposed original timbers to the drawing room.

#### Drawing Room

23' x 13'6" (7.01m x 4.11m)

Having windows to three aspects including twin French doors and side panels overlooking the side garden, beamed ceiling and further

exposed timber work, brick fireplace with quarry tile hearth, wood burner and timber lintel over, wall light points, one double and one single radiator, built-in custom made bookcase/base unit.

#### Impressively Fitted Living Kitchen

25' x 14'3" (7.62m x 4.34m)

With range of bespoke base cupboard and drawer units, complimentary granite work surfaces and returns, inset one and a half bowl porcelain sink unit with mixer tap, built-in dishwasher and bin cupboard, adjoining bespoke full height larder unit, further units incorporating two Siemens ovens with integrated hot plates, flanked by two full height fridge freezers, additional fridge, matching island unit incorporating gas hob, four ring induction hob unit with ceiling integrated extractor hood over, integrated breakfast bar, further base unit incorporating wine rack/cooler, full width butchers block over, bi-fold doors overlooking the principal garden and atrium roof feature.

#### Cloakroom/WC

Fitted with a contemporary style with low flush WC with concealed cistern, vanity unit with wash hand basin, pedestal mixer tap, intergraded medicine cabinet, downlighters, wall points, heated towel rail, extractor fan, matching flooring.

#### Dining Room

19'6" x 14' (5.94m x 4.27m)

From the living kitchen, partly open to the dining room with matching flooring, tubular radiator and two period style radiators, with pitched ceiling and exposed roof timber feature, brick fireplace and chimney breast with two-way wood burner, alcove sitting area with brick arch feature over, access to roof storage facility and timber and glazed panelled stable type door, windows to two aspects.





#### Utility Room

11'6" x 4'6" (3.51m x 1.37m)

With base cupboard and drawer units, timber work surfaces, porcelain one and a half sink unit with mixer tap, Travertine tile splashback, high level cupboards, plumbing for automatic washing machine, vented for tumble dryer, three quarter height unit incorporating (basket) drawers, matching flooring, alcove with oil fitted central heating boiler and downlighters.

#### Study

7' x 5'6" (2.13m x 1.68m)

With built-in desk with cupboard units under, matching high level cupboards, contemporary style radiator and full height built-in shelved cupboards.

#### Stairs and Landing

With balustrade and ornate timber wood feature.

#### Bedroom

14'0" x 15'3" max (4.27m x 4.65m max)

With period style radiator, exposed purlin, custom made built-in wardrobes, comprising of four double wardrobes with hanging rails and shelves.

#### En-Suite Bathroom / WC

10'7" x 6'6" (3.23m x 1.98m)

With tiled shower cubicle with integrated shower unit, contemporary style heated towel rail, vanity unit incorporating wash hand basin, panelled bath, low flush WC with concealed cistern, tiled floor and splashbacks, exposed purlin feature, downlighters, extractor fan.

#### Bathroom / WC

7' x 4'6" (2.13m x 1.37m)

With tiled floor, vanity unit, incorporating wash hand basin, panelled



bath with integrated mixer tap and shower attachment, low flush WC, with concealed cistern, extractor fan, downlighters.

#### Bedroom

9' x 11; (2.74m x 3.35m);

With double built-in wardrobe with hanging rail and shelves, double radiator, exposed purlins.

#### Bedroom

11'3" x 7'9" (3.43m x 2.36m)

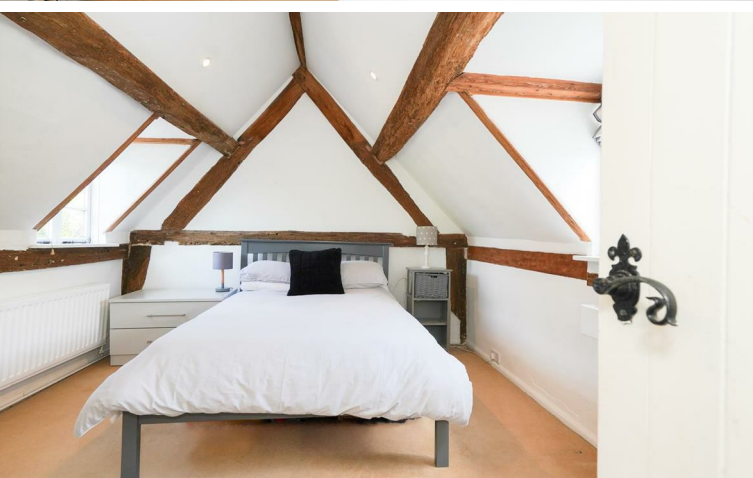
With radiator, double built-in wardrobe, hanging rail and shelf, exposed wall timbers.

#### Bedroom

12'6" x 11' (3.81m x 3.35m)

Having windows to two aspects with exposed original roof truss feature and purlins, three double built-in wardrobes, hanging rail and shelves, wash hand basin, mixer tap, double radiator.





#### Outside

The property occupies particularly pleasant position towards the head of this establish cul-de-sac close to open fields, with twin off road tarmac car parking facility with EV point, twin gates leading to a paved area and extensive landscaped kitchen garden (potential for the erection of a garage subject to the usual consents), with paved patio area leading to a concealed utility area with two sheds, oil tank and additional storage with gate leading to the extensive gardens being walled and hedged with shaped lawn, well stocked flower borders, paved patio with retaining walls and steps immediately to rear of the property and further paved sun terrace, composite raised patio with inset lighting currently utilised for a hot tub (with ornate timber built shower cubicle with shower unit and dressing area).

#### Specific Notes

The property is Grade II Listed.

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure

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

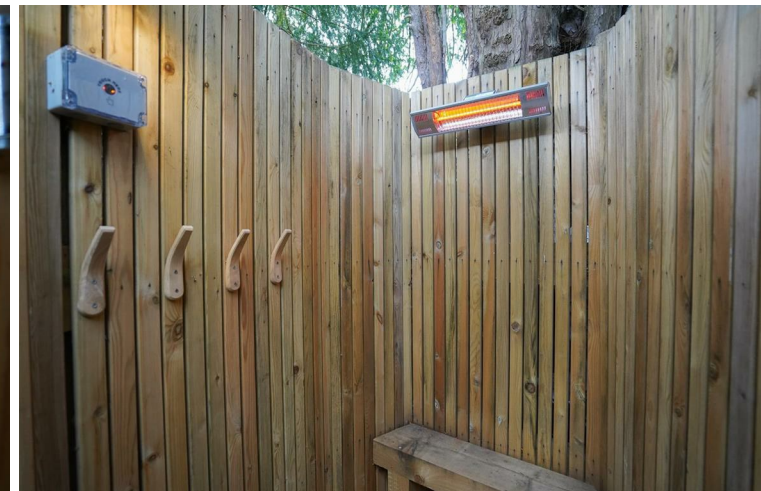
#### Services

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.

#### Location

Pear Tree Cottage  
Vicarage Road  
Stoneleigh  
CV8 3DH











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01926 881144 [ehbresidential.com](http://ehbresidential.com)

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

## Ground Floor

Approx. 134.5 sq. metres (1448.2 sq. feet)



## First Floor

Approx. 76.9 sq. metres (828.1 sq. feet)



Total area: approx. 211.5 sq. metres (2276.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact