

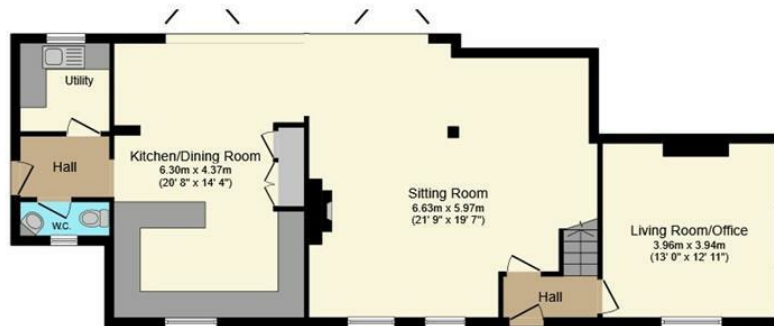


Peter Clarke

Middle Gannaway, Gannaway, Norton Lindsey, Warwick, CV35 8JT

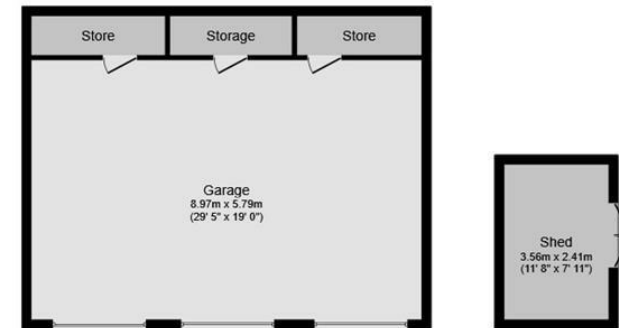


## Middle Gannaway, Gannaway, Warwick, CV35 8JT



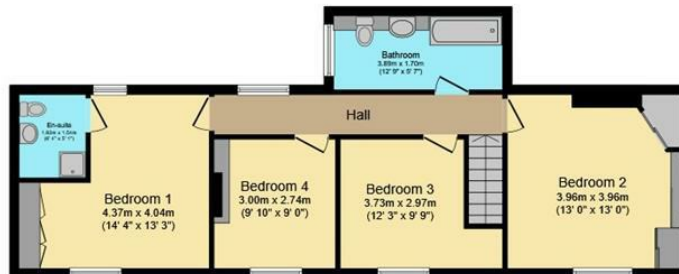
### Ground Floor

Floor area 94.2 sq.m. (1,014 sq.ft.)



### Outbuilding

Floor area 62.6 sq.m. (674 sq.ft.)



### First Floor

Floor area 67.8 sq.m. (730 sq.ft.)

TOTAL: 224.6 sq.m. (2,417 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



- Victorian countryside home
- Four large bedrooms
- En suite shower room and family bathroom
- Two large reception rooms
- Kitchen/dining room
- Utility and guest WC
- Large driveway and parking area
- Detached triple car garage
- Overall plot measuring approximately 3.1 acres
- EPC Rating D



Offers In Excess Of  
£800,000

An incredibly well proportioned, attractive and ideally located Victorian home situated in the popular village of Norton Lindsey, lying within easy reach of Stratford upon Avon, Warwick, Leamington Spa and Solihull, and benefitting from a plot totaling approx. 3.1 acres. Having internal accommodation briefly comprising entrance hall, sitting room, office/dining room, kitchen/dining room, utility, guest WC, four well proportioned first floor bedrooms, en suite shower room and family bathroom. Outside, the property benefits from a large paddock of approx. 2.6 acres accessible directly from the driveway and formal gardens of approx. 0.50 acres, in addition this wonderful home also boasts a large electrically gated driveway and parking area, detached triple car garage (with electric doors and car charger) and useful timber storage shed.

Internal viewing is highly recommended to appreciate this fantastic home.

#### APPROACH

accessed via car using the private electrically gated driveway, which leads to the large turnaround and parking area or by foot from Warwick Road via the wrought iron style gate leading up to gravelled footpath which in turn leads to the open canopy porch and timber and glazed front door. This opens in to:

#### ENTRANCE HALL

The entrance hall has stairs rising to the first floor landing and gives way to both the living room and home office, as well as providing useful storage space for coats and bags.

#### HOME OFFICE

This well proportioned and incredibly bright dual aspect reception room offers a versatile space, which is currently being utilised as a home office by the current owners. Having original picture rail, centrally mounted feature fireplace with wrought iron surround, timber mantel and tiled hearth, and having timber framed and double glazed windows to both front and side elevations.

#### SITTING ROOM

A generous reception room having a gas living flame effect fire with stone mantel and hearth, two timber framed and double glazed windows to the front elevation offering views over the lawned foregarden, integrated display shelving and large open aperture leading through to the kitchen/dining room.

#### KITCHEN/DINING ROOM

comprising a range of off white fronted shaker style wall and base mounted units with contrasting Corian work surfaces over, with inset one and one half bowl sink and drainer unit

with chrome monobloc tap, and having a range of integrated appliances including fan assisted electric double oven, full size dishwasher and five ring counter-top mounted gas hob. In addition, there are two integrated under counter larder style fridges, a large original timber framed window to the front elevation offering fantastic views over the lawned foregarden and the Magnolia. Whilst to the rear are timber and double glazed bi-fold doors offering views and direct access on to the dining rear terrace. Further to this, is an integrated larder storage cupboard and the room provides ample space for dining and living furniture. With stable style solid timber door opening into rear lobby.

#### REAR LOBBY

having a timber and glazed rear access door from side garden and driveway, and gives way to utility and guest WC.

#### UTILITY ROOM

comprising a range of wall and base mounted units with contrasting granite effect work surfaces over and an inset stainless steel sink with chrome monobloc tap, space and plumbing for washing machine and tumble dryer, with additional space for a large upright fridge freezer. The picture is completed with a rear facing timber framed window giving views out over the lawned rear garden.

#### GUEST WC

comprising a two piece white suite with low level WC and wall mounted wash hand basin, with obscured window to the front elevation.

#### FIRST FLOOR LANDING

having stairs rising from entrance hall and gives way to all four bedrooms and the family bathroom. Benefiting from a

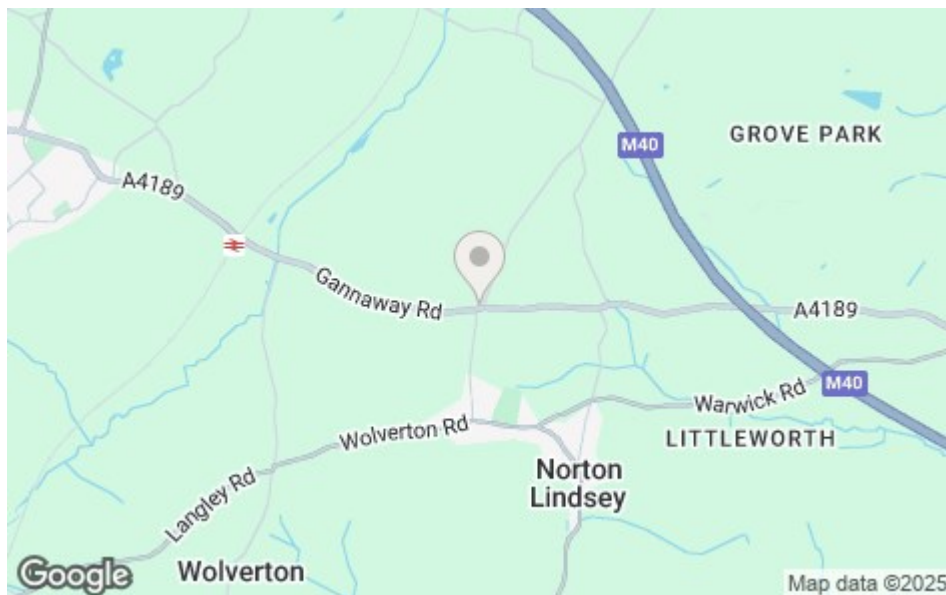












rear facing obscured window with solid timber door opening in to:

#### BEDROOM ONE

a well proportioned dual aspect double room benefiting from a range of integrated storage wardrobes and having timber framed double glazed windows to both front and rear elevations offering beautiful views over the gardens, grounds and surrounding Warwickshire countryside. With internal solid timber door opening in to:

#### EN SUITE

comprising a three piece suite with low level WC, pedestal wash hand basin, enclosed shower cubicle with mains fed shower and sliding glass screen. Having ceramic tiling to all splashback areas and centrally heated towel rail.

#### BEDROOM TWO

The second bedroom is a large dual aspect room benefiting from timber framed double glazed windows to both front and side elevations offering fantastic views over the front garden and the surrounding countryside. Agents Note: This room currently houses a super king bed and benefits from a range of integrated storage furniture including two large double fronted built in storage wardrobes, dressing table and chest of drawers.

#### FAMILY BATHROOM

This well appointed family bathroom comprises a three piece white suite with low level WC having enclosed cistern, vanity unit mounted wash hand basin with under counter storage and oversized P shape bath with monobloc tap and shower head attachment. Benefiting from a curved glass screen, ceramic tiling to all splashback areas and timber framed double glazed windows to the side elevation. The picture is completed with a wall mounted vanity mirror and centrally heated towel rail.

#### BEDROOM THREE

The third bedroom is another well proportioned double, currently housing a king size bed, having front facing double glazed window the foregarden.

#### BEDROOM FOUR

The fourth and final bedroom is again capable of taking a double bed, but is currently being utilised as a single, and has integrated storage shelving and dressing table.

#### OUTSIDE TO THE FRONT

situated behind a mature hedgerow and picket fence is the lawned foregarden and gravelled footpath. This leads up to the front door with paved footpath leading to gated access to the rear garden.

#### TO THE REAR

is a stunning and lawned rear garden, which is fence and hedgerow enclosed on all sides benefiting from a large paved dining terrace accessible directly from the living room and kitchen/dining room. This measures approximately 0.5 acre.



## DRIVEWAY

The private gravelled driveway is accessible from the Warwick Road via electrically operated timber gates and enables considerable off road parking as well as ability to turn around and leads up to the detached triple car garage.

## DETACHED TRIPLE CAR GARAGE

benefiting from three electrically operated up and over Hormann insulated garage doors and having both power and lighting along with an electric car charger located internally, as well as three internal useful storage compartments.

## ADJOINING PADDOCK

The adjoining paddock measures 2.67 acres and is accessible directly from the garden and driveway and is post and rail fence enclosed. With public footpath right of way.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electric and water are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** 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 same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







Peter Clarke

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY  
Tel: 01926 429400 | [leamington@peterclarke.co.uk](mailto:leamington@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

