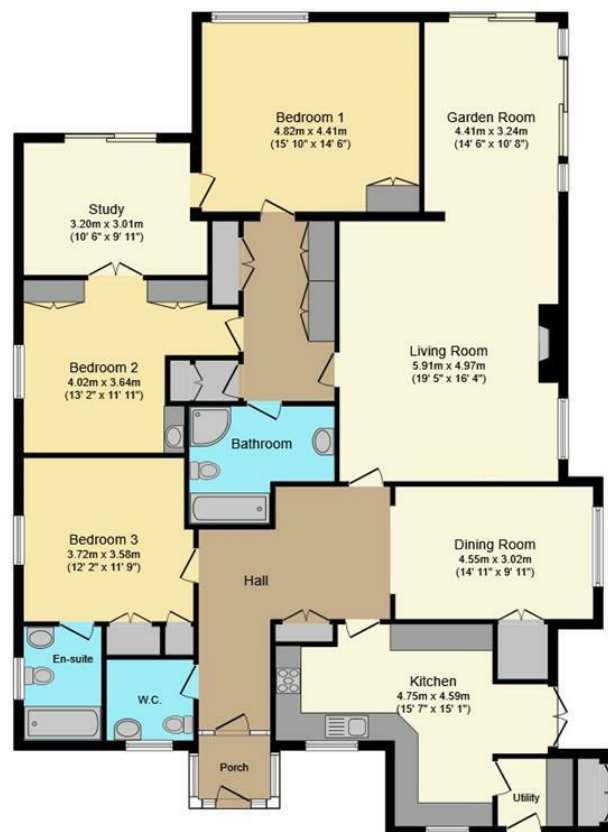




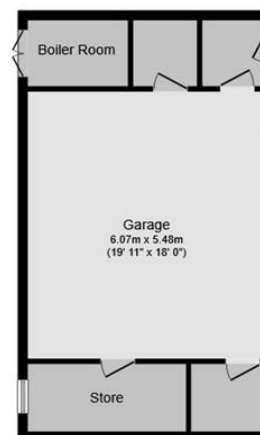
Stonefield, Church Lane, Leek Wootton, Warwick, CV35 7QZ

Stonefield, Church Lane, Warwick, CV35 7QZ



Floor Plan

Floor area 198.9 sq.m. (2,141 sq.ft.)



Garage

Floor area 50.4 sq.m. (543 sq.ft.)

Total floor area: 249.4 sq.m. (2,684 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



- Detached Bungalow
- Three Large Double Bedrooms
- Family Bathroom, En-Suite Bathroom & Guest W.C
- Four Reception Rooms
- Breakfast Kitchen & Utility
- Stunning Gardens To Four Sides
- Plot Size Approx. 0.4 Acres
- Large Driveway & Oversized Double Garage
- NO FORWARD CHAIN
- EPC Rating D



Offers In Excess Of
£995,000

Nestled within a stunning plot and situated at the end of a quiet country lane is Stonefield, a delightful, spacious and well presented, three double bedroom detached bungalow offering outstanding space and adaptability. This wonderful family home sits on a plot of approx. 0.4 acre and benefits from a large private driveway and parking area enabling off road parking for 8 plus cars. It features beautifully manicured private gardens to all four sides and has versatile interior accommodation comprising entrance porch, inner hallway, guest W.C, breakfast kitchen and utility room, formal dining room, living room, garden room and study. The property also offers three double bedrooms, a spacious four piece family bathroom and further en-suite bathroom. Outside and accessed from the driveway is an oversized double garage with workshop, two large storage rooms and a boiler room. This incredible home offers fantastic scope for modernisation and extension, subject to planning and is available with NO FORWARD CHAIN.

APPROACH

Approached from Church Lane via a long private driveway which winds past the foregarden and opens into a generous parking area situated in front of the garage and to the side of the home. From here a footpath leads to the timber and glazed front door which opens into the porch.

PORCH

having windows to both sides and an internal door leading through to the entrance hall.

HALLWAY

This spacious and welcoming reception hall benefits from a double fronted built in cloaks cupboard and features wonderful vaulted ceilings. The hall gives access to the guest W.C, bedroom three, breakfast kitchen, and living room with large open (squared) arch leading to the formal dining room.

GUEST WC

comprising a two piece white suite with low level W.C and pedestal wash hand basin and having a high level window to the side elevation.

BREAKFAST KITCHEN

A well proportioned breakfast kitchen comprising a range of off white wall and base mounted units with contrasting wood effect worktops over and featuring a freestanding Rangemaster Range cooker, space for dishwasher, integrated fridge and freezer, with a counter top mounted sink and drainer. In addition the kitchen provides ample room for informal dining for four people and offers outstanding views over the beautiful gardens via the side facing windows and further French Doors which open onto

the front dining terrace. The picture is completed with an internal door opening into the utility room and an oversized service hatch leading into the dining room.

UTILITY

accessed from the kitchen with further external access door and providing space and plumbing for both washing machine and tumble dryer.

DINING ROOM

This generous first reception room is accessed directly from the entrance hall and offers wonderful views via a floor to ceiling window over the gardens, with fantastic vaulted ceilings, large walk in storage cupboard and a useful service hatch to the kitchen.

LIVING ROOM

Also accessed from the entrance hall is the formal living room, a large reception space offering a floor to ceiling window looking out to the stunning gardens, a centrally mounted feature fireplace with gas living flame fire and open arch (squared) to the garden room.

GARDEN ROOM

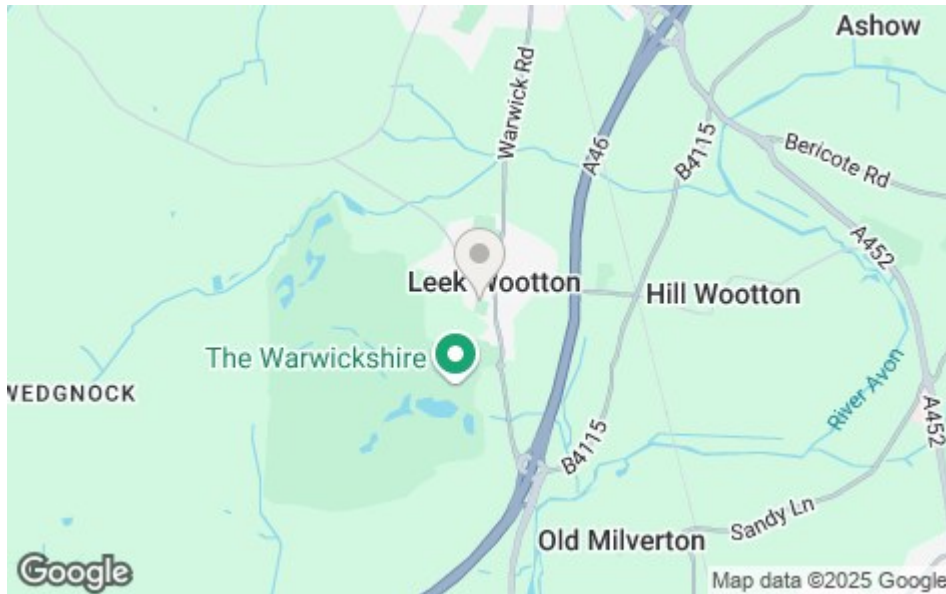
The garden room is an adaptable reception space having sliding french windows on both aspects. Currently being used a seating area from which to enjoy the beautiful gardens, but it could easily be repurposed to accommodate a large dining table if so required or closed off to be a study or play room.

INNER HALL

Accessed from the living room is the well proportioned inner hallway, this provides access to two of the three double bedrooms and the family bathroom and also benefits from three large double fronted built in storage cupboards and a







further walk in storage cupboard. There is a large roof space, which is boarded and with an electric light, accessed from the inner hall with the use of a fitted ladder and hatch.

BEDROOM ONE

The largest of the three double bedrooms has a side facing window overlooking the garden and benefits from a double built in wardrobe. With an internal door leading to the study.

STUDY

This incredibly versatile reception space is accessed from both bedrooms one and two and is currently being used as a home office, but could easily be repurposed as a nursery, dressing room or even possibly an en suite. With sliding patio doors opening on to the side garden.

BEDROOM TWO

Another generous double bedroom currently housing twin single beds and featuring two large double fronted built in storage wardrobes with further built in counter top mounted sink and having fantastic views out to the rear garden. With glazed double doors opening into the study.

FAMILY BATHROOM

A well proportioned family bathroom with four piece suite comprising low level W.C, pedestal wash hand basin, large panelled bath and enclosed shower cubicle with sliding door and mains fed shower. In addition this fantastic bathroom also features a light tube providing natural light and a centrally heated towel rail.

BEDROOM THREE

Situated towards the front of the house and accessed from the entrance hall is bedroom three, a large double bedroom with rear facing window overlooking the walled rear gardens and featuring a triple fronted built in wardrobe and having an internal door opening into the ensuite bathroom.

EN SUITE

A good sized bathroom comprising a modern white suite with low level W.C, pedestal wash hand basin and panelled bath and an obscured double glazed window.

OUTSIDE

GARDENS AND GROUNDS

The stunning lawned gardens wrap around all four sides of the home and are professionally landscaped to an incredible standard. Comprising well maintained lawns, stunning and well stocked borders and beds, delightful paved paths and dining terraces and an ornamental pond. There is a double fronted store accessed from the terrace by the kitchen.

DRIVEWAY

This large, private and meandering tarmac driveway leads up to an open parking area enabling off road parking for 8+ cars, this leads up to the oversized and detached double garage.

DOUBLE GARAGE

Accessed from the driveway and parking area, this oversized double garage benefits from two useful walk in storage rooms, a small workshop and a large boiler/storage cupboard. In addition there is both power and lighting provided with separate pedestrian door.

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 gas, electric, water, drainage 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.

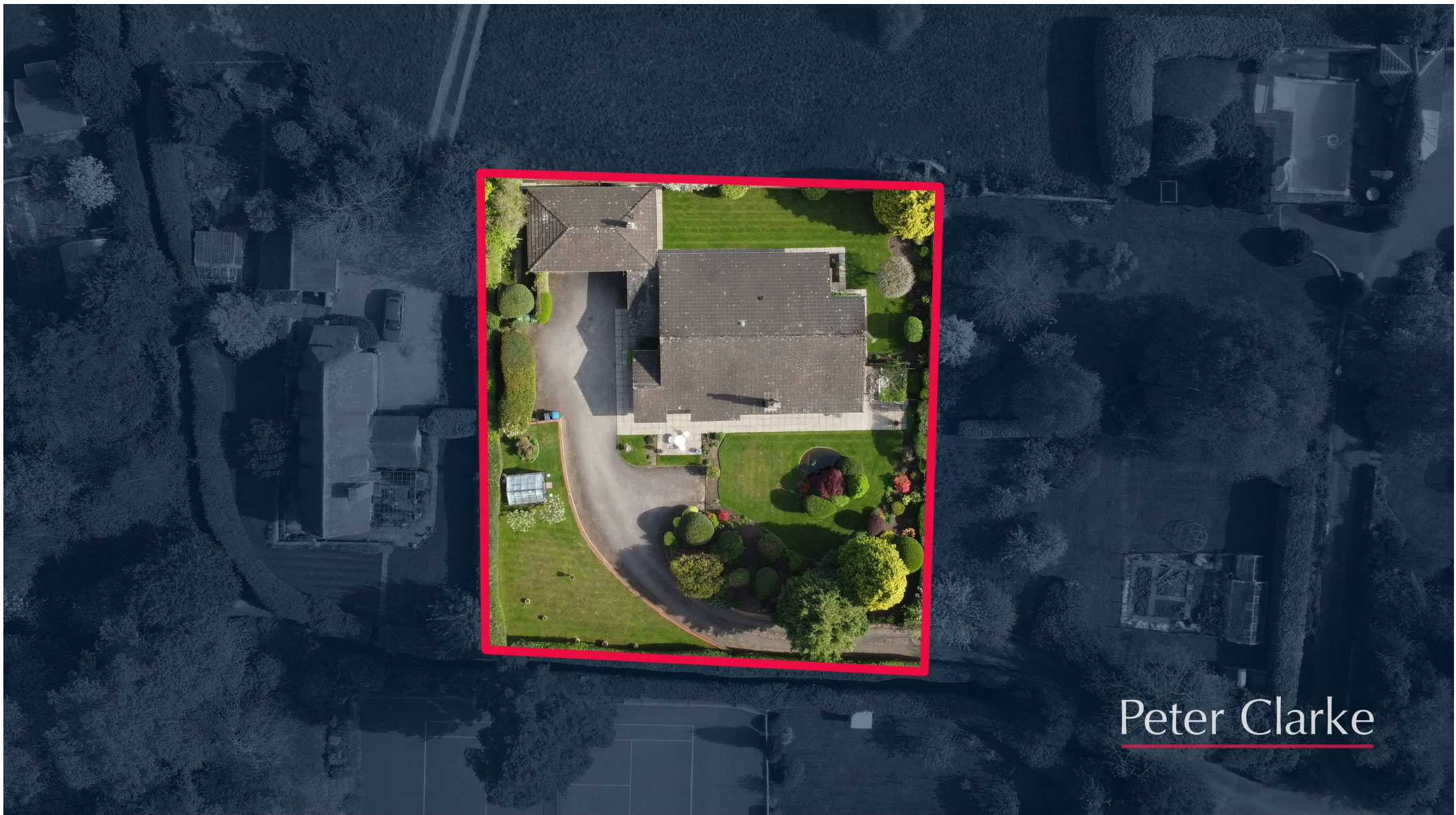
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

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

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