

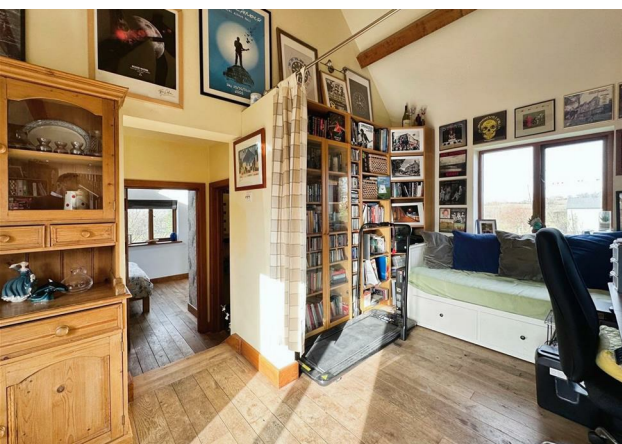
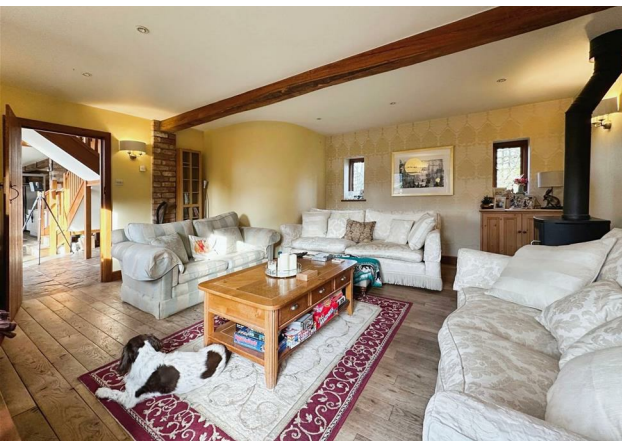


FOSSE WAY, OFFCHURCH

complete ● ● ●
SALES & LETTINGS



“Exposed Oak Beams, French oak woodwork and underfloor heating topped off with Fired Earth tiles and Oak flooring throughout the whole property”



This stunning Victorian barn conversion, covering over 2,400 sqft, was expertly converted by the current owners 22 years ago. Nestled in the countryside just off the Fosse Way, on the outskirts of Offchurch, the property combines rustic charm with modern comforts. The home is filled with character, including French oak finishes, exposed beams, A-frames, split-barn doors, oak flooring, Fired Earth tiles, and under-floor heating. The layout includes a grand reception hall, a spacious living room with a wood-burning stove, a country breakfast kitchen with an Aga, a pantry, utility room, dining room, study, a ground-floor bedroom, and a wet room. Upstairs, you'll find three large bedrooms, an en-suite, and a family bathroom. The property also offers ample parking with a driveway for six cars, a beautiful lawned family garden, and breathtaking countryside views. Additionally, there is the option to purchase adjoining paddock land by separate negotiation. The property is offered with no onward chain.

It's in the details...

Entrance Hall

Doors lead into the spacious open-plan entrance hall with high ceilings, Fired Earth slate flooring which has a wet system underfloor heating. There is an oak central staircase that leads to the first floor. There are areas of exposed brick and oak doors through to the lounge and the ground floor toilet. Oak French doors with matching side full-height windows that have a beautiful view of the garden with an area for seating. The space is open through to the kitchen.

Guest WC

With a continuation of the slate flooring, vintage oak shelf with stone bowl sink and surface mixer tap. Mosaic splashback tiling, toilet, extractor, downlights and feature wallpaper wall.

Living Room

A spacious living room, with oak flooring with wet system underfloor heating, three oak double glazed windows and an oak French door through to the drive at the front. Exposed brick pillars and an oak beam. Downlighting, wall lighting, feature wallpaper wall and a large wood burning stove.

Breakfast Kitchen

Is a solid timber in-frame painted kitchen with a solid Birch worktop which includes a 1 & 1/2 bowl ceramic sink with a drainer and mixed tap. There is an oil-fired 4-oven Aga and a centre island with a granite worktop with storage and a fitted chopping board. There is a plate rack shelving, an American-style fridge housing, downlights, a separate unit with the Neff microwave and a John Lewis oven. There is an oak double glazed window with a great view of the garden, stone splash-back tiling, exposed beams, oak double glazed window to the front. There is slate flooring with underfloor heating and an oak split barn door to the garden. There is an area of oak flooring which could be for a dining/breakfast table or lounge furniture. There are oak doors through to the utility and pantry. Oak steps lead to the dining area.

Utility

With quarry style tiling, steps down to the utility which has a range of high and base level cupboards, with a worktop and a single stainless bowl sink. Split barn oak door to the garden, downlights, two Velux high-level windows and a floor standing Thermocon oil-fired boiler.

Pantry

The pantry has slate flooring, but with no under heating to keep the area cool and there is fitted shelving with a spotlight.

Dining Area

Fitted with oak flooring with wet system underfloor heating, exposed oak a-frames, two tall oak double glazed windows, vaulted ceiling with further exposed beams and there is an opening to the study.

Study

Oak flooring with underfloor heating, timber double glazed window with great view garden and full height vaulted ceiling. Two oak steps lead down to a mini hallway with downlighting and oak doors through to the guest bedroom and wet room.

Guest Bedroom

A spacious large double bedroom with recess perfect for wardrobes, oak double glazed windows, and oak French doors to the garden with matching side windows. There are two Velux windows, exposed a-frame oak beams. There is a fully boarded and carpeted mezzanine level perfect for storage or potentially further development

Wet room

With tile flooring, fully tiled walls, rainfall shower, a chrome towel radiator, slate sink unit with surface mounted mixer tap, fitted mirror and electric light point. Down-lighting and an extractor.

First-floor landing Exposed a frames and oak beams, exposed brick walling meets plastered walls with oak balustrade, low-level oak timber glazed windows and oak doors through to the three bedrooms, family bathroom, and storage cupboard.

Bedroom One A splendid superior bedroom with oak flooring with wet system underfloor heating, high-level voltage ceilings, exposed a-frames and oak beams. Four Velux windows and two oak double glazed windows to two sides. There is a door through to the en-suite shower room.

En-Suite Shower Room Which is fully tiled and has a vanity storage unit with sink and mixer tap. A toilet, an extractor, downlights, exposed oak beams, chrome towel radiator, Velux window, and glass door shower enclosure with mains thermostatic shower which is also a steam room.

Bedroom Three

A spacious double bedroom with vaulted ceiling with exposed beams, two Velux windows, two oak double glazed windows and oak flooring with wet system underfloor heating

Bedroom Four

Another spacious bedroom with oak flooring with wet system underfloor heating, downlights, an oak double glazed window and feature wallpapered wall.

Family Bathroom

Fitted with a bath with a glass shower screen, a main thermostatic shower, a bidet, a toilet, handbasin with a chrome mixer tap and the bathroom is fully tiled with underfloor heating, a chrome towel radiator and a Velux window.



Drive & Frontage

There is a driveway for parking six vehicles, with a lawned area and a retaining brick wall with a gate to the garden.

Garden

There is a lawned rear garden with a large area of patio with great views of the countryside. The garden is retained with perimeter fencing and hedgerows.

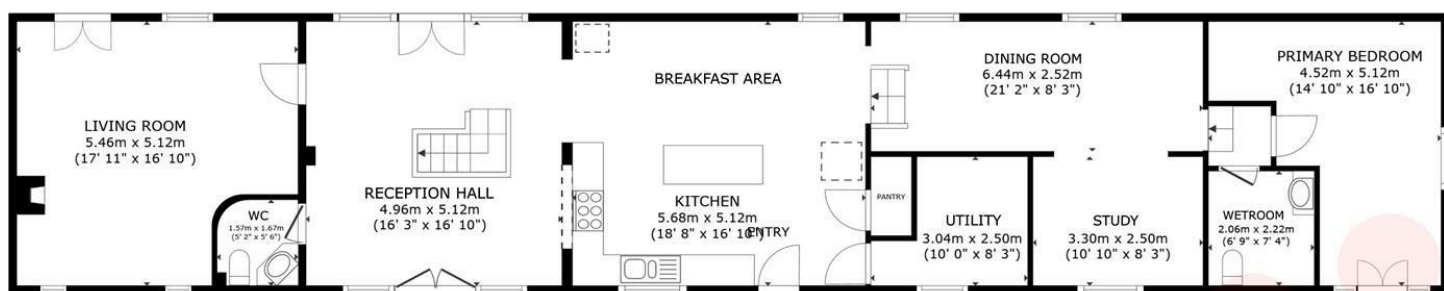
Location

Situated just off the Fosse Way along a shared tarmac lane, on the outskirts of Offchurch & Hunningham- where you will find The Stag and The Red Lion- two very popular pubs with great menus. Offchurch is a small village approximately 3 miles from Royal Leamington Spa. A fashionable and elegant Regency town in the heart of Warwickshire. Renowned for its Victorian-painted stucco villas and beautiful Regency houses, much of the charm of nineteenth-century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience. The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is officially the happiest place in the UK. Excellent schooling both state and private can be found in Leamington Spa, Warwick and nearby Southam. Communication links are excellent with the station link from Leamington Spa to London Marylebone. The M40 motorway is just ten minutes away, with access to the M42, M1 & M6. Birmingham International Airport is only 40 minutes away. The nearby village of Harbury itself has a village shop, post office, primary school, public houses and a church, Chesterton windmill is nearby and is a renowned landmark.

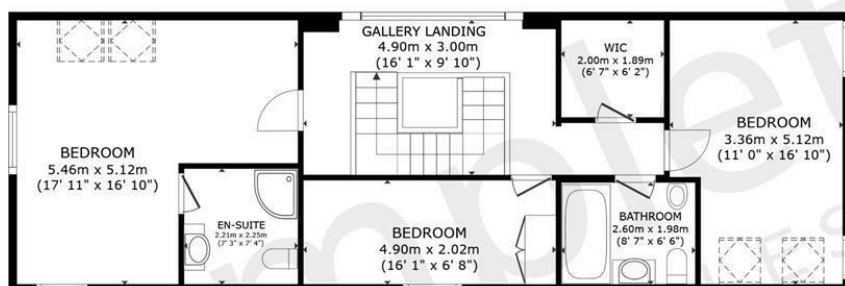
Other information

Oil-fired central heating Waste on a bio-digester tank Opportunity to negotiate on an area of paddock if required





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 141.5 m² (1,523 sq.ft.) FLOOR 2 82.1 m² (883 sq.ft.)
 TOTAL : 223.6 m² (2,406 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



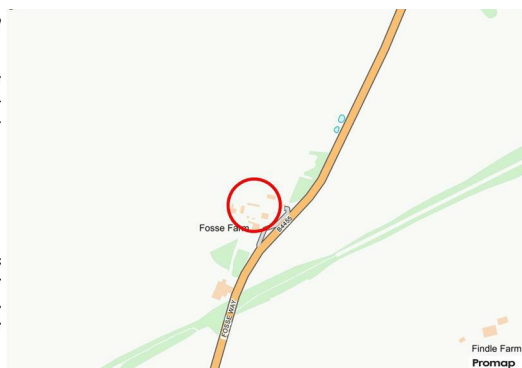
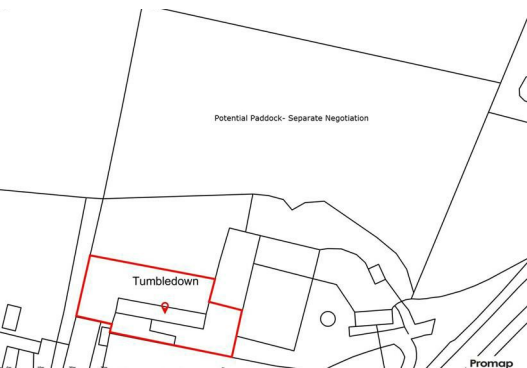
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 The Leamington Property Expert





- Victorian Barn Conversion
- Living Room With Log Burner
- Exposed Beams & Feature Brick Walls
- Pantry, Utility & Study
- No Onward Chain

- Four Bedrooms
- Vaulted Ceiling Dining Room
- Country Kitchen With Aga
- Three Bathrooms & WC
- Garden & Lots Of Parking



FOSSE WAY, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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