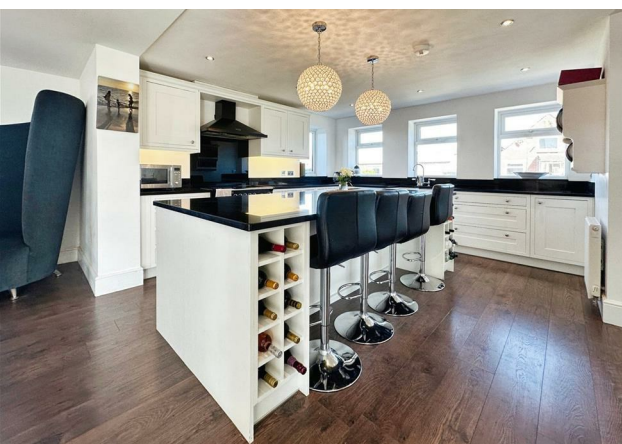




LEAMINGTON ROAD, WAPPENBURY

complete ●●●
SALES & LETTINGS





An extended 1850s farmhouse, on the outskirts of the quiet hamlet of Wappenbury, which is a North East village of Leamington. The beautiful country home has the most stunning views and benefits from over 2000 ft.² of outbuildings with a two chamber barn - with the potential for development (subject to planning). The property comprises of the entrance hall, a bay fronted living room with log burner, an open-plan family kitchen diner, a playroom, a guest WC and a utility on the ground floor. Upstairs there are five well proportioned bedrooms, with the main bedroom suite having vaulted ceilings, fitted wardrobes and a stunning sitting room/dressing area with floor to ceiling windows on three sides which showcase beautiful Warwickshire countryside views. The property has gated parking for many cars, a carport and a garage. There are gardens to four sides, an outdoor gym/office and a gardeners cottage. The home is beautifully presented and viewing is recommended.

It's in the details...

Hallway

There is a composite glazed entrance door that leads into the hallway which has a staircase rising up to the first floor, original fitted cupboards and an original fireplace. There is a timber door through to living room, an under stairs storage cupboard and open doorway to the family kitchen diner. There is a UPVC double glazed window to the front and a radiator.

Family Kitchen Diner

A large extended space with a continuation of the dark timber effect laminate flooring. There is a bifold UPVC double glazed door to the garden, large opening through to playroom. There are two radiators, a nice area with an old fireplace which has been converted into shelving and has fitted cupboards and a lit alcove. There is a UPVC double glazed window with a pleasant view of the fruit and vegetable garden and the farmers fields beyond.

The kitchen itself is a beautiful solid timber in frame painted kitchen with antique handles. There is space for an electric oven, black glass splash back and a Rangemaster extractor above. Black granite worktops, with a double bowl butlers sink, with surface mounted mixer tap and engraved drainer. There is a large centre Island unit with black granite breakfast bar with wine storage. There is under-counter lighting, a fitted dishwasher, four UPVC double glazed windows and an array of spotlights with two ceiling light points above the centre island. There is an opening through to a rear hall.

Playroom

Continuation of the timber effect flooring, the space has wallpapered walls, a radiator and a UPVC double glazed large sliding door to the garden.

Rear Hall

With a large UPVC double glazed window, a composite door with two UPVC side windows, built in seat storage and a door through to the utility and guest WC.

Utility

With the oil fired floor standing boiler and hot water tank. There is a work top with space and plumbing for washing machine, an extractor and the electrics.

Guest WC

Fitted with a toilet, handbasin and fully tiled, with a radiator, concealed waste toilet and extractor and a UPVC double glazed window.

Living Room

A good size living room which has dark wood affect timber laminate flooring, beautiful limestone fireplace with wood burning stove on a slate hearth. There is a UPVC double glazed window with beautiful view of the garden and there is a further UPVC double glazed window view of the front. There are two radiators.

Landing

Carpeted landing with modern doors to the bedrooms and the bathroom.

Bedroom One - Suite

This suite is in the double store extension and now provide a beautiful principal suite which has two UPVC double glazed windows with great countryside views, voltage ceilings, several light points, wall fitted wardrobes and a dressing area. There is a door through to an en-suite, and then there is a fantastic dressing area/sitting room with UPVC double glazed windows to three sides, with beautiful Warwickshire countryside views.

En-Suite

A full tiled en-suite, with a double width shower enclosure with static glass screen & glass flipper panel, main thermostatic shower, pedestal hand wash basin, a toilet, an electric shaver point, chrome towel radiator, down-lights, an extractor and a UPVC double glazed window.

Bedroom Two

The spacious bedroom, which has UPVC double glazed windows to two sides- both with beautiful views of farmers fields, grazing farm animals and beautiful tree backdrops. An original fireplace, a radiator and door through to an en-suite.

En-Suite

A very stylish fully tiled en-suite, with luxury fittings that include a contemporary style of toilet, a floating vanity unit with ceramic sink and surface mounted mixer tap. There's an LED mirror cabinet, double width shower enclosure, with static glass screen, a glass 'flipper' panel and an electric shower. There is a black towel radiator, pattern tiled flooring, downlights and an extractor.

Bedroom Three

A good size double bedroom, with high-level ceilings, a radiator and a UPVC double glazed window with great countryside views.

Bedroom Four

A good size bedroom, a children's theme with an original fireplace, radiator and a UPVC double glazed window with the most amazing countryside views.

Bedroom Five

This room is currently used as an office. There are high-level ceilings, built-in corner shelving, an original fireplace, timber effect laminate flooring, a radiator and a UPVC double glazed window with the most amazing countryside views.



Bathroom

An extremely stylish and luxury four piece bathroom frame with large marble effect tiles, a floating curvature vanity unit with surface sink with black mixer tap. A concealed waste toilet unit, grey wall mounted storage unit, black towel radiator, a floor standing egg style bath with floor standing black mixer tap, with handheld shower attachment. A wet room style shower, with a rainfall thermostatic shower, a hand-held attachment and a static glass screen. LED mirror, downlighting, an extractor and a UPVC double glazed window.

Side & Front Garden

The front is a vegetable garden with lots of rectangular areas for planting and growing with beautiful pea shingle walkways. The side garden is an ornamental garden with beautiful box cut hedging piece shingle walkways, pergola and lots of planting.

Garden Gym/Office

A brick built gym/office with UPVC double glazed window two sets of UPVC double glazed doors and wall fitted mirrors, electric radiator and downlighting.

Main Garden

Total plot is 0.5 acres of glorious countryside. The garden is to 3 sides and it comprises mainly of beautiful lawn with retained wild flower gardens, small trees and plenty of hedgerow. There is a patio that captures the sun.

Outbuildings

There is a small garden room, large potting shed with a mezzanine level and windows with a further storage room. To the side of this is a connected storage shed and then an open brick built store.

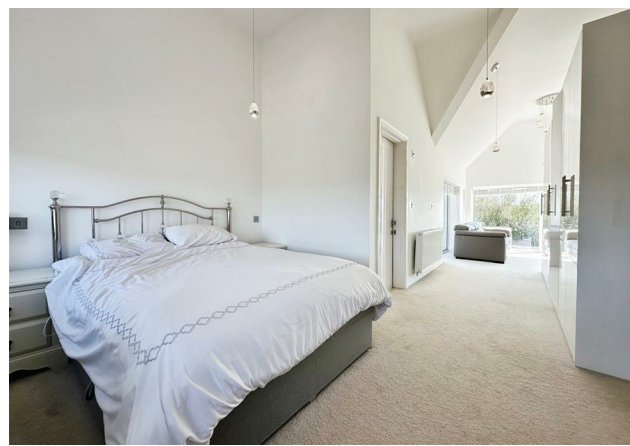
Carport for two cars and potentially a garage/workshop with timber sliding door.

There is a greenhouse on a concrete plinth, six stables, a brick built outside toilet and concrete steps up to the sliding door to the large barn- this potentially could get planning for development.

Large two chamber bar which is brick built with steel dome roof with glass block windows to the rear and the window to the front lighting

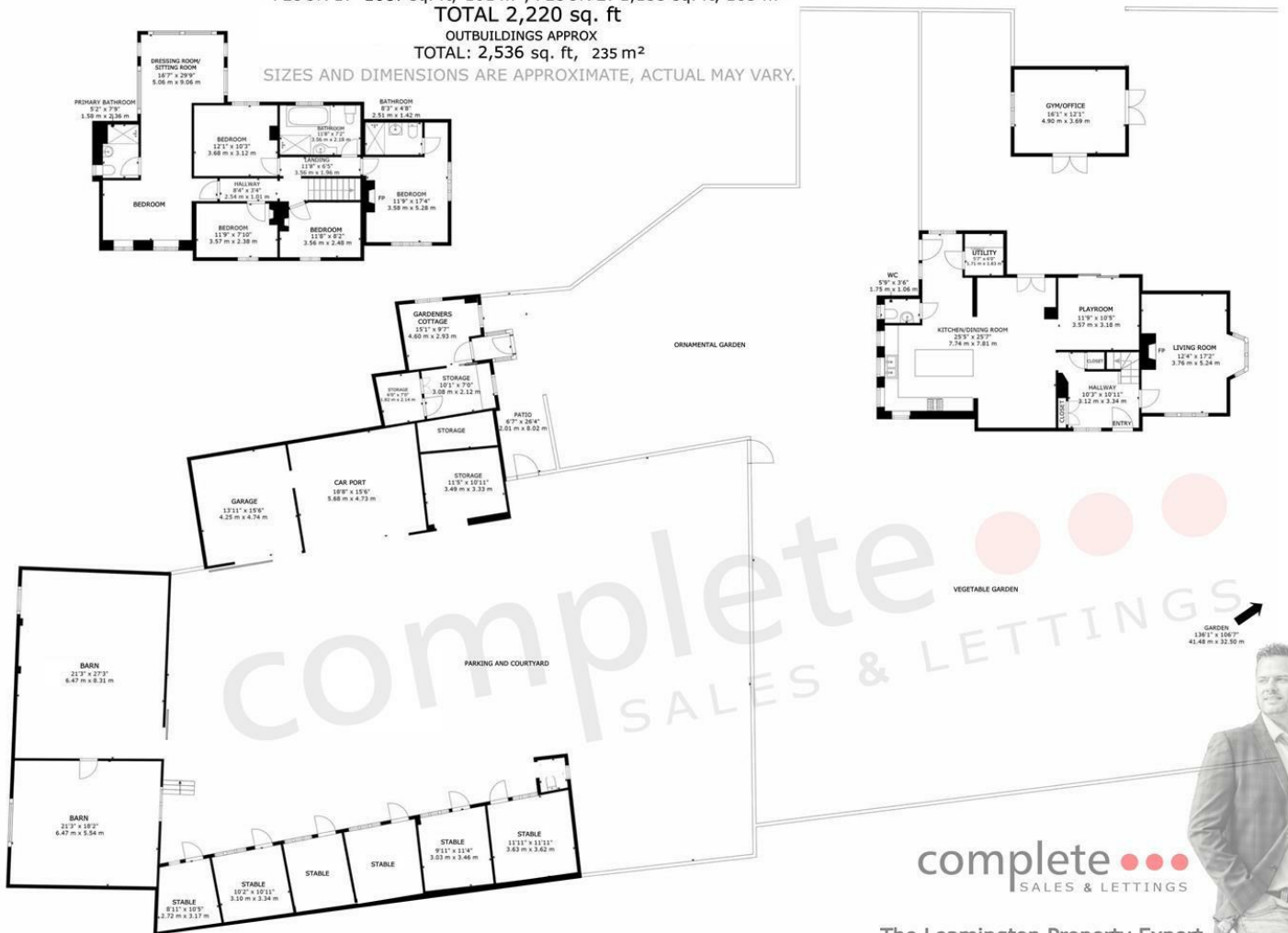
Parking

Electric gated parking for many vehicles



GROSS INTERNAL AREA
FLOOR 1: 1087 sq. ft, 101 m², FLOOR 2: 1,133 sq. ft, 105 m²
TOTAL 2,220 sq. ft
OUTBUILDINGS APPROX
TOTAL: 2,536 sq. ft, 235 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



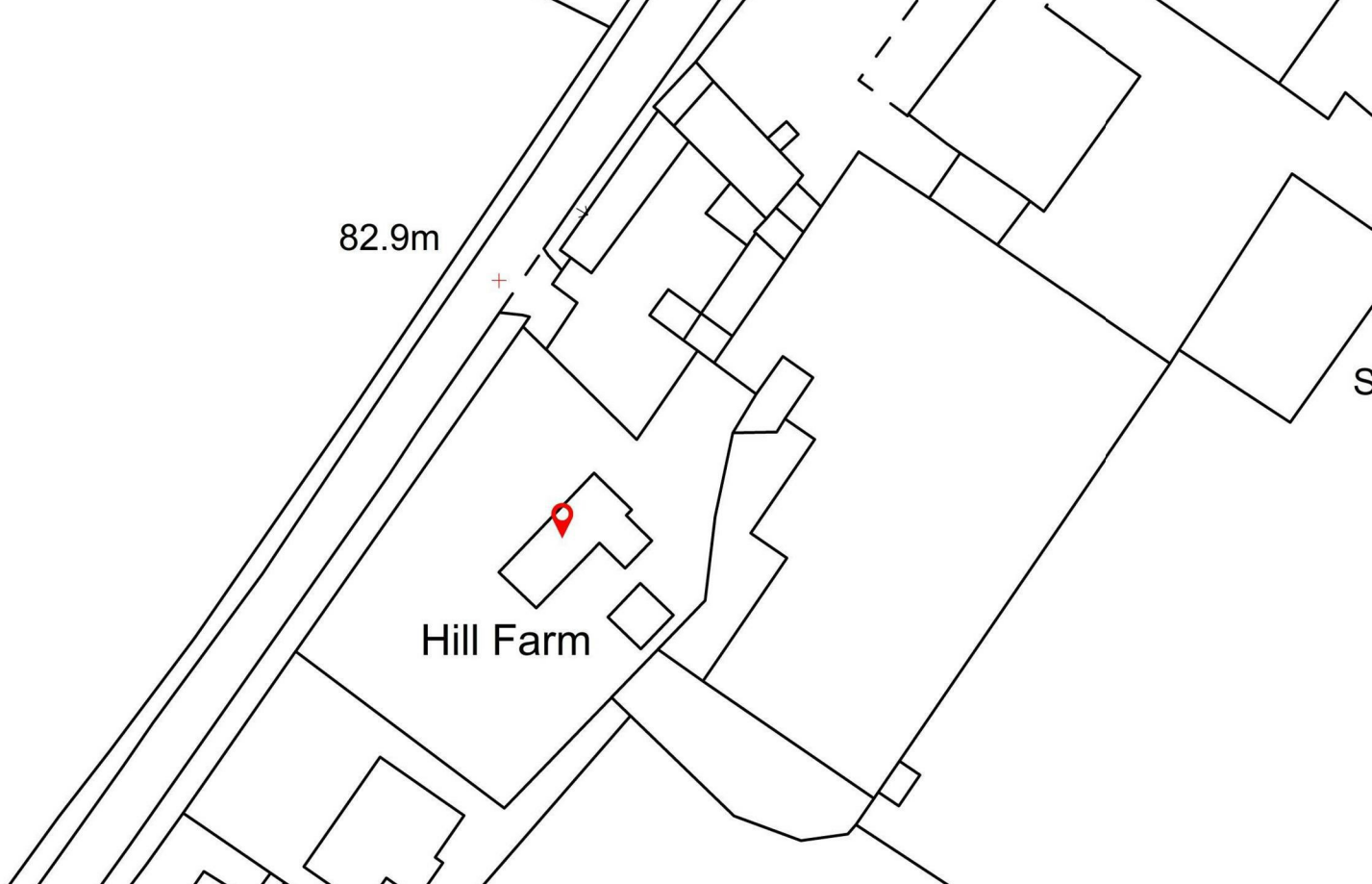
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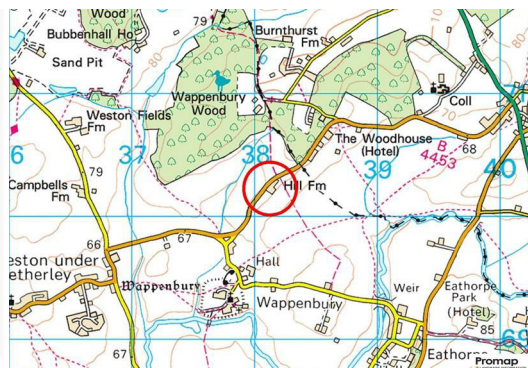
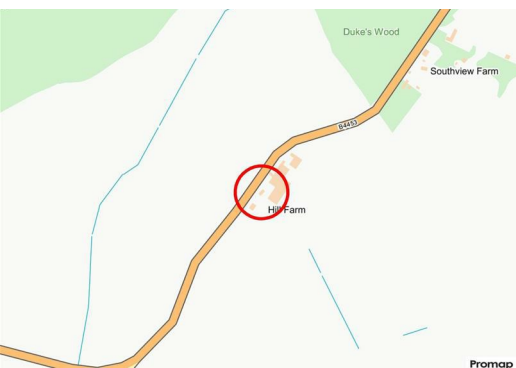


Location

On the outskirts of Wappenbury on the Leamington Road, Hill Farm is set in a half an acre plot with a number of out buildings and glorious gardens with beautiful countryside views. We are North East of Leamington situated between Western-under-Weatherly and Princethorpe- so real countryside living. There is a footpath that leads all the way to Eathorpe and also a further footpath that leads to Wappenbury Woods and further behind that into Ryton pools- which is a great dog friendly family walk around mini lakes. Another popular walk is to the walk to the Red Lion in Hunningham for a drink and great food in the beer garden. Great location if you're looking for beautiful views but still want good access to the towns of Leamington, Coventry and Rugby all have direct train services to London. Local schools are Princethorpe Primary School and Knightlaw, Stretton on Dunsmore Primary School. Also perfectly positioned for Princethorpe College.

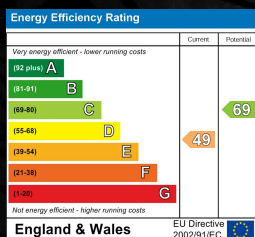


- An Extended 1850's Farmhouse
- 2000 Sqft Outbuildings
- Beautiful Wrap-around Gardens
- Loads of Parking/Garage/Car Port
- Principle Bedroom/Dressing/En-Suite/Glass Sitting Room
- Five Spacious Bedrooms
- 0.5 Acres Total Plot
- Amazing Country Views
- Quiet North East Warwickshire Hamlet
- Open Plan Family Kitchen Diner



LEAMINGTON ROAD, LEAMINGTON SPA

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



1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

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