



HASELEY COURT, BIRMINGHAM ROAD

complete   
SALES & LETTINGS





"Set on the grounds of Haseley Hall, these beautiful barns surround a circular green and back onto the countryside"

*\*RED LINE FOR GUIDANCE, ACTUAL PLOT MAY VARY*





A beautifully appointed barn conversion set within an exclusive and private enclave of just six stylish and desirable barns, each built to an individual design. Discreetly positioned just off the Birmingham Road on the edge of the charming village of Haseley.

Being rebuilt by Parkridge Homes in 2000, this characterful home enjoys a tranquil corner position facing the beautifully maintained central courtyard with circular paved pathways. The spacious interior comprises an inviting L shaped entrance hall, two generous reception rooms, a breakfast kitchen, conservatory, utility room, four bedrooms with bedroom four currently used as a study, and three bathrooms. All of the windows are fitted with bespoke Thomas Sanderson blinds.

Externally, the property boasts a wonderfully mature garden, a productive vegetable garden, a potting shed, and a greenhouse - all set within a generous 0.24-acre plot. In addition, there is a double garage with eaves storage, plus an allocated parking space. Perfectly located for countryside walks, local public houses (The Case is Altered, The Falcon and Hatton Arms), the nearby canal system, and excellent transport links, including the M40, M42 and Warwick Parkway railway station. Ideally situated just 5 miles north of Warwick town centre, 5 miles from Kenilworth and 10 miles to Stratford, and Solihull, combining rural charm with practical convenience.

It's in the details...

#### Entrance Hall

A solid timber entrance door with an inset window and matching side double glazed window lead into the L shaped hallway, with a fitted doormat and beautiful limestone flooring. On entry, you will notice the character features of this barn that include exposed timbers, exposed brickwork and oak doors.

There are two timber framed double glazed windows to the front elevation, stairs off to the first floor, two central heating radiators, ceiling downlights, smoke and heat detectors, wall mounted alarm control panel and a Nest thermostat. Oak panelled doors lead off to the rooms that flow from here - the dining room, a ground-floor shower, bedrooms two, three and bedroom four, currently used as a study.

#### Ground floor.

##### Dining Room

With a continuation of the limestone flooring, a radiator, coving, ceiling light point and double-glazed timber French doors on to the patio. An oak door leads through to the living room.

##### Living Room

With a continuation of the limestone flooring, two radiators, coving, double glazed timber French doors on to the patio and a double-glazed timber window to the front. There is a full height feature brick chimney breast with quarry tiled hearth and beamed mantel over with inset coal effect gas fire, ceiling downlights and two wall light points.

##### Breakfast Kitchen

With a continuation of the limestone flooring into the beautiful kitchen, which has a range of oak fronted cabinets, with granite worksurfaces, upstands and kickboards. There is large inset stainless steel Belfast sink, a surface mounted mixer tap and engraved drainer set below a timber framed double glazed window, with granite windowsill, overlooking the lovely, landscaped rear garden. There is an inset Neff ceramic hob with Neff extractor above and Neff electric "hide and slide" oven beneath, breakfast bar with seating area, further range of eye level wall units with concealed lighting below, integrated Neff fridge and Neff freezer, built in Neff dishwasher, coving to ceiling, downlighters, a wall mounted radiator and a hatch to the roof space with loft ladder and light. An open doorway through to the conservatory.

##### Conservatory

With a continuation of the limestone flooring. Of brick base construction with a slate tiled roof, having timber framed double glazed windows to the surround which allow superb views over the beautiful rear garden, timber framed double glazed French doors out to the patio area with further timber framed double glazed door to one side, two central heating radiators, two wall light points, ceiling light point. An open doorway leads through to the utility room.

##### Utility

With a continuation of the limestone flooring, the utility room has oak fronted cabinets and open shelving. There are granite worktops, upstands and kickboards, an inset stainless steel Belfast sink with a surface-mounted mixer tap, coat hook rack, a wall-mounted Worcester boiler, extractor fan, downlighter, space and plumbing for a washing machine and space above for a dryer.

##### Ground Floor Shower Room

Beautifully appointed shower room, with a fully tiled quadrant shower with curved sliding shower screen, a mains thermostatic Grohe rainfall shower with handheld attachment. There is a corner fitted toilet, floating vanity storage unit with sink and mixer tap, half height wall tiling, floor tiling, a chrome towel radiator, coving, downlights and an extractor fan.

##### Bedroom Three

A double bedroom with a range of wall fitted wardrobes along one wall, coving to the ceiling, a radiator, ceiling light point and a timber double glazed window overlooking the vegetable garden.

##### Bedroom Four / Study

With a timber double glazed window overlooking the vegetable garden. There is a built-in bookcase, a radiator, downlights and coving. Door through to the Jack-n-Jill bathroom shared with Bedroom Two

##### Jack-n-Jill Bathroom

Well presented with a corner bath with central mixer tap, glass shower screen with mains thermostatic Grohe rainfall shower with handheld attachment, vanity units with a concealed tank toilet, storage and a sink with a mixer tap. There is a chrome towel radiator, built in mirror, coving, downlights and an extractor fan. Half-tiled walls, tiling to the floor and a door to the airing cupboard housing hot water cylinder. Door through to bedroom two.

##### Bedroom Two

Double bedroom with engineered oak flooring, two timber double glazed windows with a view to the front. There is coving, ceiling light point, a radiator, a door to a walk-in wardrobe with hanging rails and a light point and a door to the Jack-n-Jill bathroom.

Carpeted stairs lead from the hallway to

##### Landing

Carpeted landing area which has a radiator, downlight, smoke detector and an oak door through to the master bedroom.

##### Bedroom One / Master

With engineered oak flooring and a timber double glazed window overlooking the front. There is coving, a radiator, ceiling light point, oak door through to a wardrobe with hanging rails and downlight, a painted door to a larger walk-in wardrobe with rails, drawer unit and light point. hatch to roof space with loft ladder. Door through to the en-suite.





#### En-Suite

Continuation of the engineered oak flooring. There is a large glass shower with a low-profile tray, stylish tiling, with inset toiletries boxing and a mains thermostatic Grohe rainfall shower with handheld attachment. There are vanity units with a concealed tank toilet, storage and a sink with a mixer tap, a fitted mirror with led lighting and storage, a chrome towel radiator, downlighting and an extractor fan.

#### Front Garden

Beautiful front garden, laid to lawn with shrub borders, paved pathway leads to the front door which has a coach light either side and a "Ring" doorbell.

To the front is a communal circular well-maintained garden surrounded by block paved pathways with raised central bed containing ornamental cherry tree, bulbs and perennials. External lighting to the pathways.

#### Rear Garden

A substantial mature landscaped rear garden, having shaped limestone paved patio providing ample space for garden furniture, complemented by low level curved brick wall with an expanse of lawn beyond, an abundance of well stocked established borders providing an array of colour, wildlife pond with rockery and inset plants, circular stone seating area with corner pergola, metal framed greenhouse, Canadian cedar shed having power and light with work tops on both sides, impressive and comprehensive vegetable patch with raised beds, water tap, outside security lighting, two outside power points and timber gate which leads out to:

#### Double Garage

Located at the rear of the property in the garage block, accessed via the part shared driveway from the Birmingham Road having two single up and over doors, power points, four ceiling light points and further light point in loft with storage space accessed via a pull-down ladder.

#### Parking

In addition to the garages, there is an allocated parking space for number 5 in the Haseley Court carpark situated as you turn off the Birmingham Road. There is space for parking cars along the fence line at the rear of the property.

#### Additional Information

The property is freehold. The communal grounds, shared driveway and lighting are maintained by Haseley Court Management Company which has 6 directors, one from each property. The service charge is currently agreed at £65 per month.

Services - mains gas, electricity and mains sewers.

#### Location

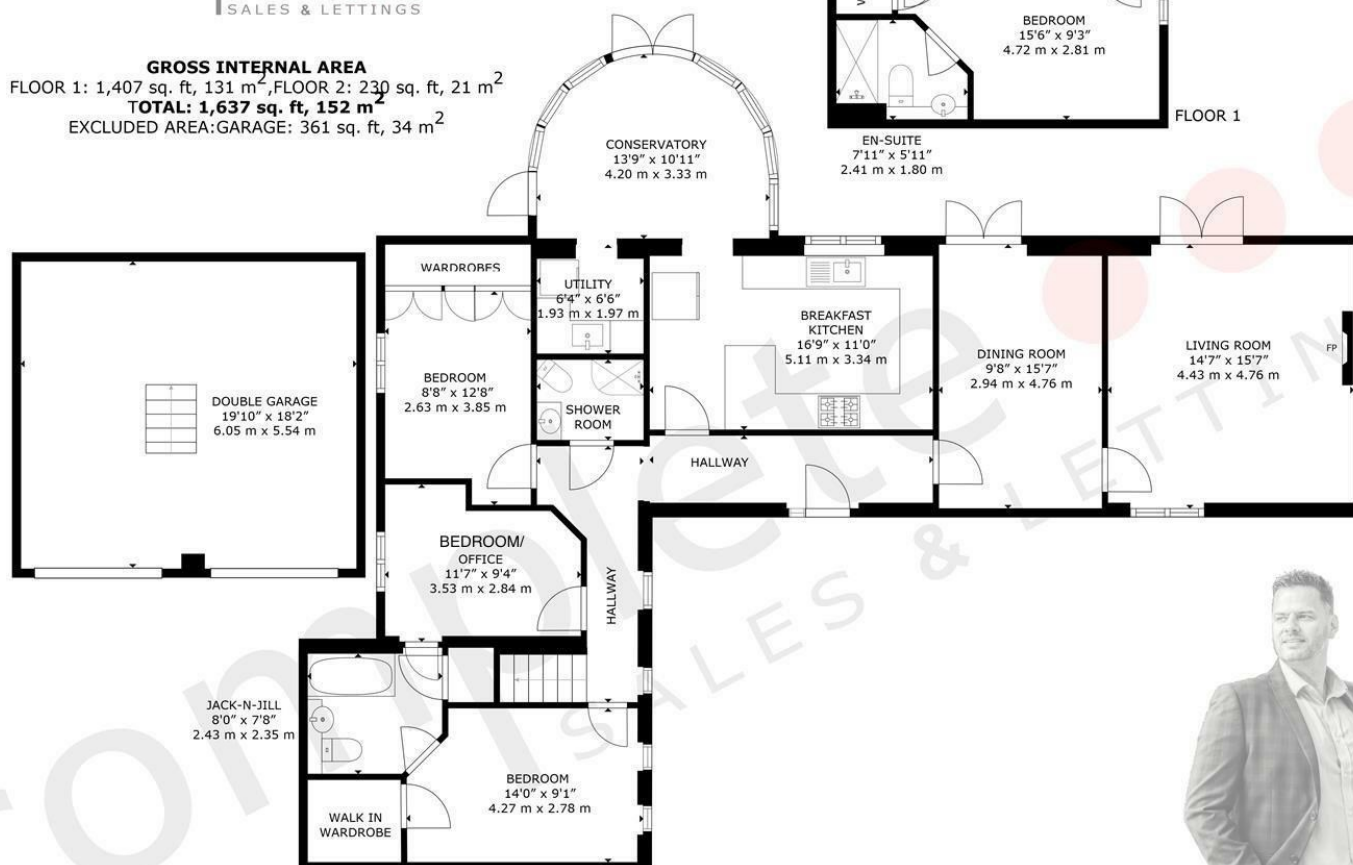
Haseley Court is a private development set back from Birmingham Road in the grounds of Haseley Hall. There are great transport links with the M40 and M42, it is 5 miles to Warwick, Kenilworth, 8 miles to Leamington, Solihull and 10 miles to Stratford.

Coventry/Warwick University is only 7 miles away. Warwick parkway train station, with direct links to London and Birmingham, is 4 miles away. Surrounded by the most glorious countryside, this is a walker's paradise with historic towns, villages and national Trust





**GROSS INTERNAL AREA**  
FLOOR 1: 1,407 sq. ft, 131 m<sup>2</sup>, FLOOR 2: 230 sq. ft, 21 m<sup>2</sup>  
**TOTAL: 1,637 sq. ft, 152 m<sup>2</sup>**  
EXCLUDED AREA: GARAGE: 361 sq. ft, 34 m<sup>2</sup>



The Leamington Property Expert



properties located nearby.

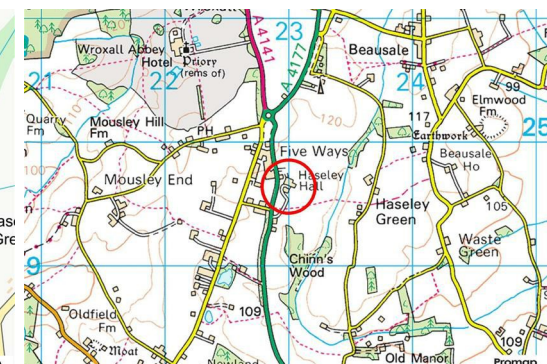
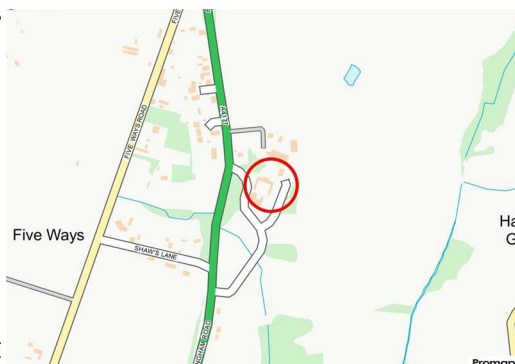
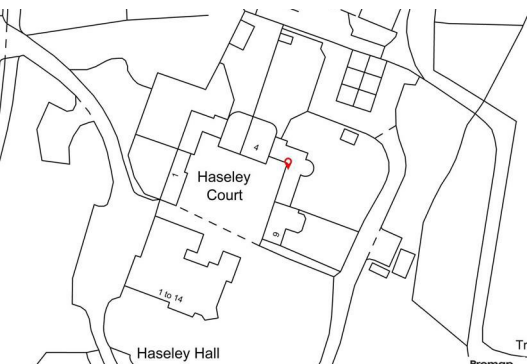
Cycle to Wroxall Abbey and enjoy a "Sunday tea" at Wren Hall. Have a look at the Wren Hall website, this is an active community centre, only a mile away that has a great programme of events and classes. Walk at Hay Wood, a gentle circular route through Hay Wood. Visit 'The Hatton Locks' or 'Hatton Flight,' a flight of 21 locks on the Grand Union Canal in Hatton. The flight spans less than 2 miles of canal and has a total rise of 45 metres. It's a wonderful dog walk and there is a great cafe by the canal side. Why not combine it with a visit to Hatton Country World. A great family day out with farm animals, shows, seasonal events and area for outdoor and indoor adventure play. There are several excellent country pubs, the closest, 'The Case is Altered', being only half a mile away, with 'The Hatton Arms', 'The Falcon' and 'The Durham Ox' all nearby. Catchment for outstanding secondary schools, including Kenilworth School and Henley in Arden School, plus excellent primary education with Ferncumbie C of E Primary School. Catchment for 3 excellent grammar schools at Stratford-upon-Avon and Alcester, as well as excellent Independent Schools at Warwick, Leamington Spa and Solihull.





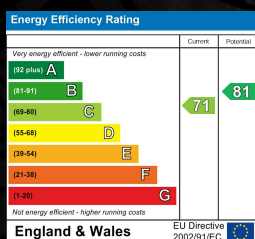
- Exclusive Development 6 Barns
- Ample Ground Floor Living
- Three Bathrooms
- 0.24 Acre Plot
- Double Garage & Parking

- Four Bedrooms
- Two Reception Rooms
- Superb Oak Kitchen
- Beautiful Gardens
- Close To Warwick Parkway



## HASELEY COURT, HASELEY

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



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