




SHORTLAND
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Property Experts

Vicarage Road
Stoneleigh CV8 3DH

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Manor Farmhouse is a beautiful Grade II listed property situated in the highly sought after village of Stoneleigh. The original Manor was tastefully renovated in the late 1970's, to provide two semi detached properties still with huge amounts of character. The front aspect of the property looks over the "The Village Meadow" which really must be seen to be appreciated. There are mature south and south west facing gardens to three aspects, a brick built garden room, outhouses, double garage and off road parking for several cars. The house is over 500 years old and used to be the Manor Farm to Stoneleigh Abbey. It is full of character and charm and is really well proportioned offering an ideal amount of living space for a family.

Briefly the accommodation comprises of the reception hall which leads through to the three main reception rooms and kitchen. There is a study overlooking the front garden and views beyond. There is a spacious drawing room with high ceilings and an impressive fire place. The dining room has a fire place and double doors which lead out on to the west facing terrace and private garden, making an ideal entertaining space. The kitchen is fully fitted with wall and base units integrated appliances and AGA. On the first floor is the master bedroom with built in wardrobes, dressing room area and ensuite with views to the open fields and church. There are four further bedrooms, family bathroom and a separate shower room. Bedroom three has a beautiful vaulted ceiling with its own entrance to the outside via stone steps leading to the driveway at the rear of the house.

Outside the sizeable rear garden is mainly laid to lawn and has mature trees, shrubs and perennials, leading to a paved patio area and access to a brick built garden room ideal for outside entertaining. There is also a tarmac driveway providing off road parking for several cars and a double garage with up and over door.









Dimensions

Ground Floor

Porch

Hallway

Kitchen/Breakfast Room

5.26 x 4.42

Utility

2.07 x 1.91

Dining Room

3.68 x 5.59

Drawing Room

5 x 6.17

Study

3.59 x 2.61

W/C

First Floor

Bedroom 1

4.51 x 4.97

En Suite

Bedroom 2

5.26 x 2.82

Bedroom 3

3.20 x 4.42

Bedroom 4

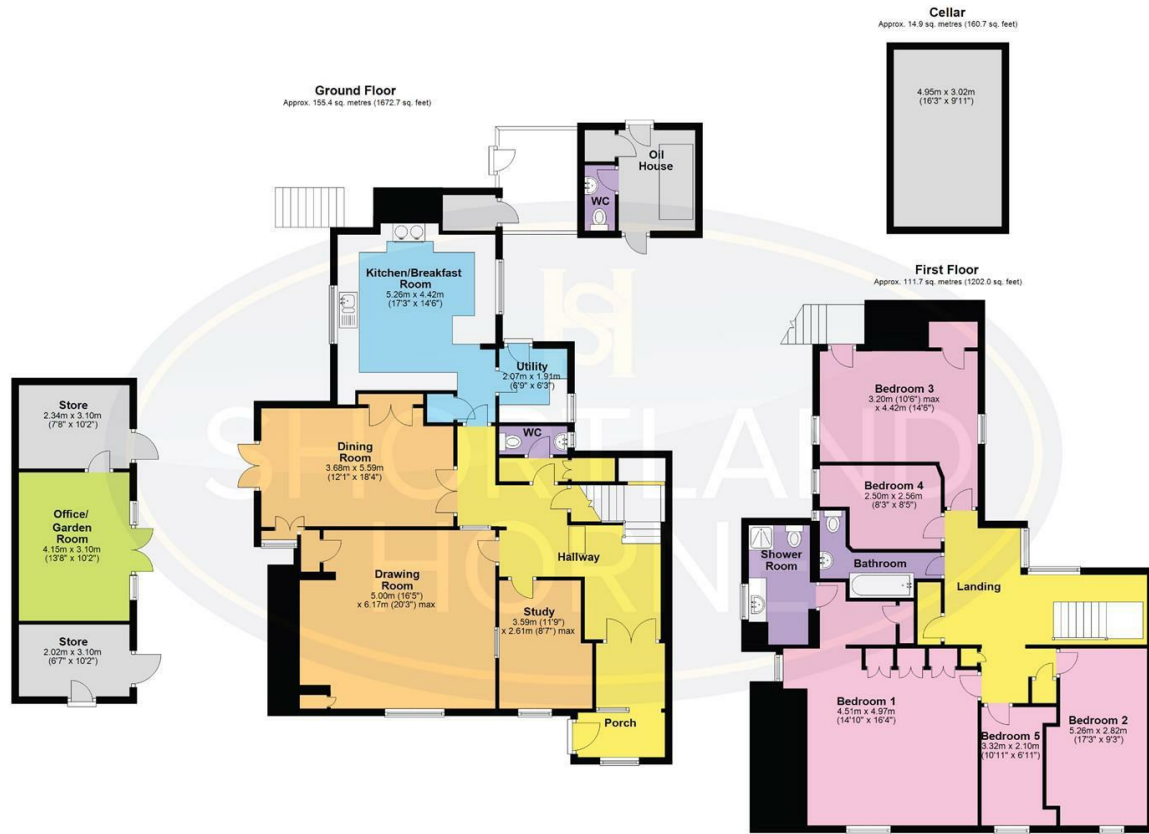
2.50 x 2.56

Bedroom 5

3.32 x 2.10

Bathroom

Floor Plan



Total area: approx. 282.0 sq. metres (3035.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

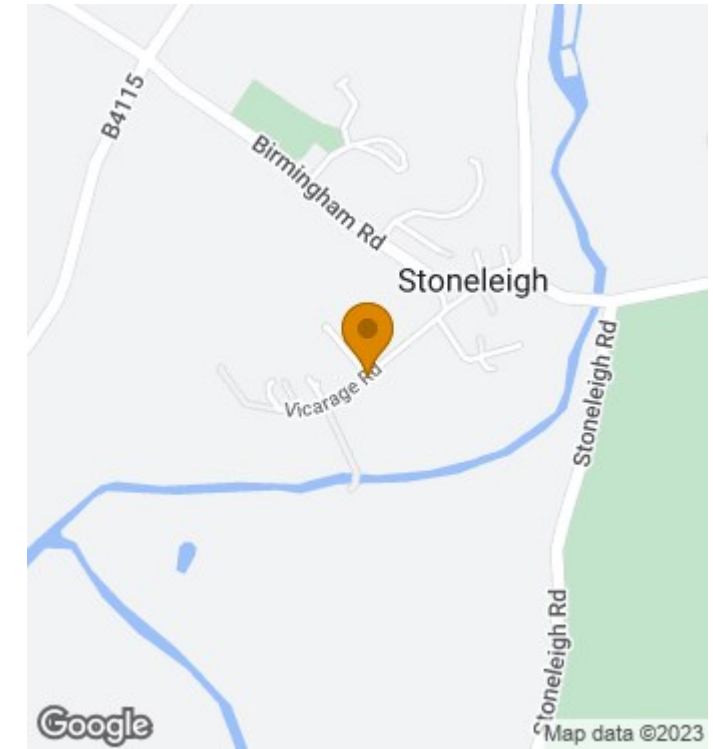
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

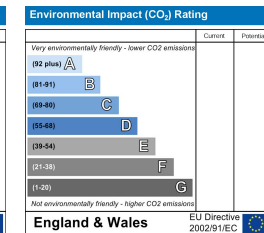
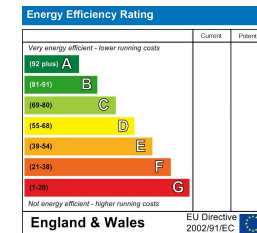
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA, propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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02476 222 123

sales@shortland-horne.co.uk

@ShortlandHorne

shortland-horne.co.uk

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