



GODFREY-PAYTON
CHARTERED SURVEYORS



'Orchard Lawns' Old Walled Garden

Warwick, CV35 9HJ

Guide price £795,000



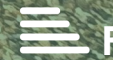
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'Orchard Lawns' Old Walled Garden

Compton Verney, Warwick, CV35 9HJ

Situated within this select and desirable residential setting fringing the historic Compton Verney estate all set within the heart of the beautiful Warwickshire countryside, stands this generous sized detached single storey dwelling nestled within enviable superb mature landscaped gardens which extend to approximately 0.4 of an acre, which includes a generous sized driveway accompanied by integral double garaging. The property boasts versatile accommodation which requires modernisation and updating, but once completed will provide an exceptional family home within truly delightful surroundings.

Approach/Driveway Parking

The property from the main road is approached along a meandering private driveway servicing all the residences, whereby 'Orchard Lawns' is situated to the further point set back behind retaining walling with access to a spacious gravel forecourt parking area with raised flower beds to one side, paved pathways to either side to rear garden, access to garaging and canopy covered front entrance to the main accommodation.

Entrance Hall

This generous sized focal point of the ground floor offers cloaks cupboard to one side, walk-in storage cupboard with shelving and solid wood double doors allowing access to:

Lounge 5.08m x 5.65m

Boasting elevated views over the mature gardens, fire surround to one side, five wall light points and matching interconnecting door to:

Dining/Family Room 7.21m x 5.65 narrowing to 2.83m

Enjoying wooden feature flooring, double glazed window and duel aspect patio doors offering views and access to the rear garden.

Kitchen Breakfast Room 4.68m x 3.74m

Offering a range of matching floor and wall mounted units with roll top work surfacing, family seating area to one side, 'Carron Phoenix' sink unit with double glazed window enjoying views over the rear garden. An interconnecting door allows access to:

Vestibule-Workshop/Utility 3.05m x 1.68m

The vestibule has access to the meter cupboard, double glazed window and door to the patio area and glazed door to potential utility room which has previously been used as a workshop.

Bedroom One 4.83m x 4.39m

The room affords a comprehensive range of mirror fronted wardrobes, bedside draw units and double glazed window to one side offering private views.

Ensuite 3.95m x 2.40m

Having a traditional suite that comprises a paneled bath with cupboard unit to one side, vanity wash hand basin and low flush WC.

Bedroom Two 4.21 maximum x 3.18m

Having double glazed window offering views to front elevation.

Bedroom Three/Study 3.21m x 2.44m

A versatile room with double glazed window to front elevation.

Shower Room 3.25m x 2.00m

Offering a corner shower unit, vanity wash hand basin and low flush WC with obscure double glazed window.

Enviably landscaped Garden

Offering a stunning outlook all the year round this jewel in the crown of any country home is this extensive mature garden and grounds which extend to approximately 0.4 acres which is predominantly laid to lawn with an abundance of raised beds with herbaceous border, extensive patio area with raised brick border with inset evergreens, and wood chip pathway extending to one side and rear. From the side pathway double doors allow access to a secure boiler cupboard and internal potting shed.

Parking & Garaging

The property boasts a generous sized parking forecourt for multiple vehicle with remote control operated double door to an integral double garage. Having power and lighting and internal courtesy door to entrance hall.

Services

We understand that all main services are connected to the property except main gas and mains drainage, but we are awaiting verification on this currently. The heating system is by means of electric heating and may require updating in the near future.

Tenure

The property we understand is 'Freehold', but a prospective purchaser is recommended to check and confirm this with their legal representative. The property is sold with vacant possession.

NB

We understand that the property is situated within a conservation area and may carry certain restrictions, therefore a prospective purchaser should check into this before proceeding with a sale via their legal representative.

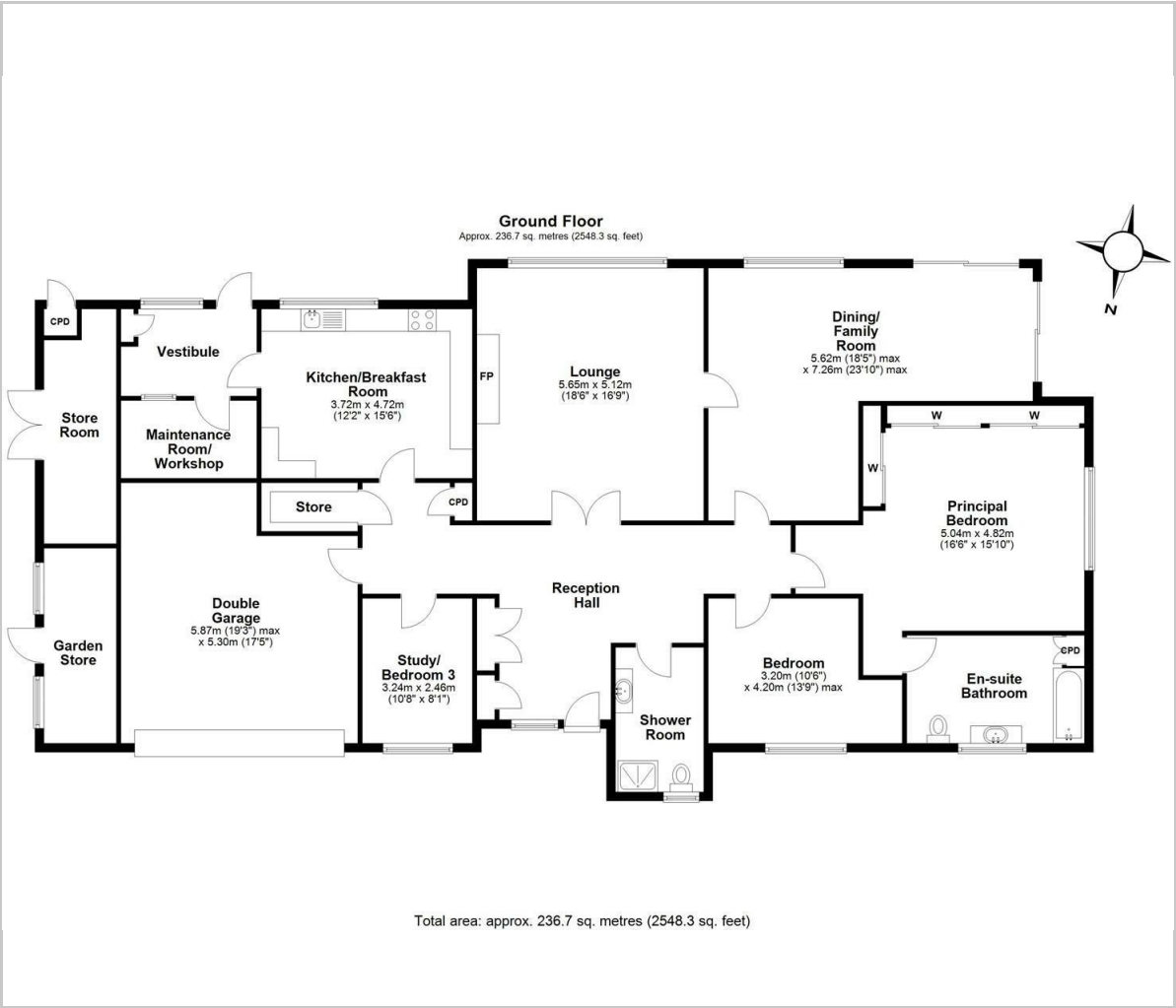
Local Authority

Stratford upon Avon District Council,
Elizabeth House, Church Street, Stratford upon Avon, CV37 6HX
Tel: 01789 267575





Floor Plan



Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

