



GODFREY-PAYTON
CHARTERED SURVEYORS

'Heron House'
Warwick, CV35 9HJ

Guide price £1,795,000



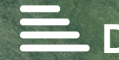
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'Heron House'

Compton Verney, Warwick, CV35 9HJ

****We are delighted to announce an 'Open Day' on Friday 9th May at this magnificent property, viewings are strictly by appointment only. Please contact our Warwick office for further details. ****

Boasting a most idyllic setting, 'Heron House' is located just off the Fosse way on a stand alone mature tree lined plot at the forefront of a small and select development of individual country dwelling which sit on the fringe of the historic and beautiful Compton Verney estate. The property nestles within approximately two acres of natural grounds and formal gardens approached along a sweeping driveway which leads the main house with an abundance of forecourt parking with internal triple garaging to one side. This superb family home requires immediate inspection to appreciate the enviable expanse of space inside and out, whilst having adaptable accommodation which will facilitate a demanding modern day family. The property is a short drive to Warwick and Leamington Spa which offer a plethora of shops local amenities and transport networks which includes railway stations in local towns and the M40 motorway corridor links the area to London and Birmingham centres of commerce.

Approach

This imposing modern mansion set at the forefront of this select private estate is approached along an approximate 100 meter long meandering driveway with central island. The driveway is flanked by extensive lawn gardens with an abundance of mature trees offering perfect screening to either side. The front of the property enjoys a generous sized block paved driveway with large timber store to one side, access to an enviable triple garage. Immediately to the front of the property is a paved terrace with canopy covered front entrance and double doors offering access to the main accommodation.

Welcoming Entrance Hall

This impressive reception hall has staircase rising to the superb gallery landing, feature flooring extending into the internal hallway and guest cloakroom which offers a low flush WC and vanity wash hand basin.

Sitting Room

This more than generous sized family reception room offers dual aspect views over the grounds of the property to front elevation. The focal point of the room has an inset log burner with 'parquet' flooring and smoke glass doors allowing access to an adjoining conservatory which enjoys views over the tree-lined gardens to one side.

Dining Room

Double doors allow access from the sitting room onto a 'parquet' floor with feature fireplace and integrated lift to one side. The room offers views and access to the patio area/rear garden and interconnecting double doors allow access to:

Breakfast/Dining Kitchen

Offering a comprehensive range of medium light wood fronted floor and wall mounted storage cabinets which incorporate a double oven with wooden lipped work surfacing with built-in ceramic hob, window and glazed door offers access to the vast patio area. A feature marble floor extends to a rear lobby area with further access to the rear garden and offering a garden toilet.



Utility Room

Having a matching double base unit with work surfacing and sink over and oil fired central heating boilers.

Games Room

This spacious and versatile room offers 'parquet' flooring, book shelving and private outlook to one side.

Snug

This ideal morning room has views to front elevation.

An internal hallway extends to an adjoining wing of the house with split level staircase to the first floor, door to triple garage and glazed door to the front terrace area to one side and further access to an additional guest cloakroom.

Gallery Landing & first Floor

A superb focal point of the upper floor with dormer window and doors leading off to:

Principle Bedroom

This superb main bedroom offers views and outlook over the grounds to the front of the property and access to:

Ensuite

Having a sunken bath with wall tiling which extends to a low flush WC, bidet and wash hand basin, recessed shower cubicle.

Guest Bedroom Two

Offering access to an integrated lift facility to one side, whilst having delightful views over the rear garden. An interconnecting door to:

Wet room

Having floor and wall tiling extending to a rainwater style shower head and a range of modern white sanitary ware with window over, heated towel rail. From the landing a door allows access to a staircase rising to a useful attic storage area which could be utilised as additional accommodation subject to the required building and fire regulations approval.

Family Bathroom

This generous sized bathroom offers a coloured suite which comprises a raised sunken bath, low flush WC, 'His & Her' sinks, recessed shower cubicle to one side and full height wall tiling.

Bedroom Three

A dormer window offers private views over the rear garden.

Bedroom Four

Having a wash area to one side with sink unit and integrated shower cubicle, dormer window offering delightful views.

Bedroom Five

A window offers views to the rear elevation.

Bedroom Six

Having a 'Velux' skylight window offering treelined views and interconnecting door to:

Dressing Room/Ensuite

Offering a coloured suite which comprises a panelled bath, pedestal wash hand basin and 'Velux' skylight window over.



Occasional Bedroom

Having a 'Velux' skylight window, dual entry via a door from the half landing and interconnecting door to:

Kitchenette

Having fitted base units with work surfacing and sink over and 'Velux' skylight window.

From the second staircase a door allows access to a separate wing of the house which could provide a granny annexe or self-contained teenage suite.

Studio/Living Room

Having dual aspect views and access to a 'Kitchenette' offering floor and wall mounted units, work surfacing and window offering private outlook.

Bedroom One

Having dormer window to front elevation.

Bedroom Two

Offering views to the front elevation via a dormer window.

Bathroom

Offering a coloured suite which comprises a paneled bath, low flush WC with window over.

Triple Garaging

A truly superb opportunity for a keen car collector or enthusiast to generously house three vehicles or motorcycles. Having ample power and lighting and fire door allowing access to an adjacent workshop/tool shed.

Rear Gardens

This enviable and truly delightful garden boasts a private elevated lawn with bordering mature trees offering an enviable private outlook, central steps with bordering shrubs descending to a large paved terrace/patio area which has external lighting and water supply, whilst a paved pathway extends to one side. The gardens and setting are the real jewel in the crown of the superb country property.

Services

We understand that all main services are connect except mains gas and mains drainage, but we are awaiting verification on this currently. The heating system is by means of oil-fired central heating.

Tenure

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

NB

We understand that the property is situated within a Conservation Area and may have 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



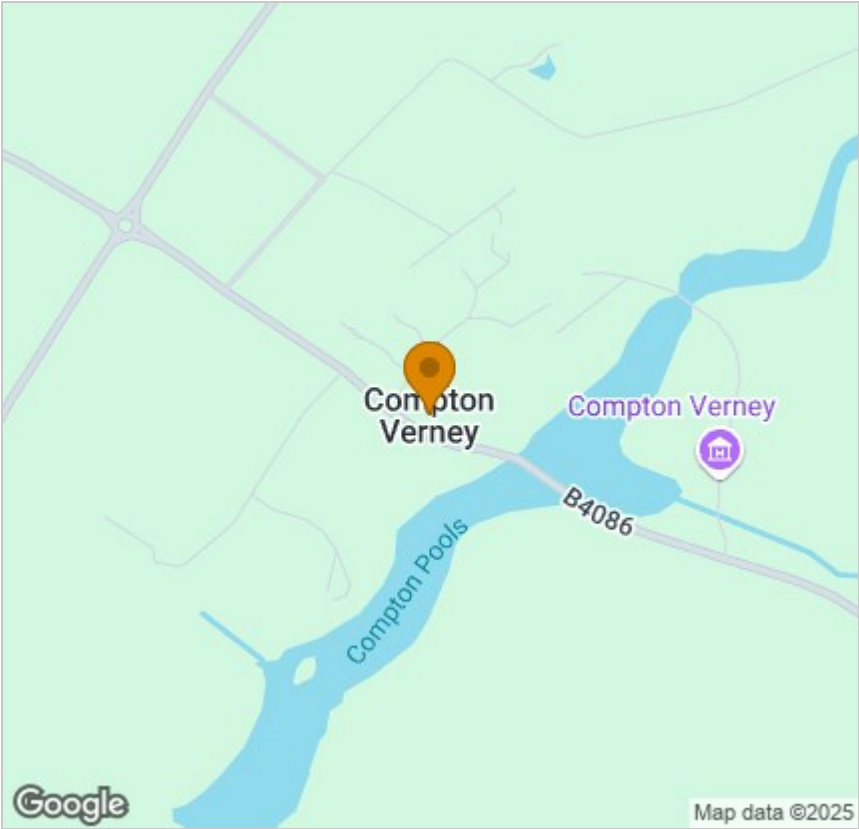
Viewing

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

