





Forming part of a small and select development of barns converted in the early 90s, this greatly improved and well appointed character home is ideally positioned on the edge of Norton Lindsey, a desirable village situated between the bustling towns of Warwick and Henley-in-Arden, and it is well-placed to take advantage of the numerous amenities available nearby. The accommodation, in brief, comprises: a welcoming reception hall and cloakroom, study, living room, dining area, bespoke breakfast kitchen, TV/family room, with bedroom/study over, master bedroom with a walk-in wardrobe and spacious en-suite shower, two further bedrooms, family bathroom, a delightful hard-landscaped garden, driveway, and a former garage store. The energy rating is D.

Location

Norton Lindsey is a desirable village that boasts an infant and primary school, a public house called the New Inn, and a community store. A village hall, a cricket club, and a church. There is convenient access to the M40 motorway and the centres of Warwick, Leamington Spa, Coventry, Henley-in-Arden, Solihull, Stratford-upon-Avon, and Birmingham. Furthermore, Warwick Parkway Station provides access to London and Birmingham via the Chiltern Line, while the N.E.C. and Birmingham International Airport are also within easy driving distance.

Approach

Through a cottage-style double-glazed entrance door into:

Welcoming Reception Hall

Double glazed window, exposed ceiling and wall beams, radiator, under-stairs storage, wood finish floor. Natural wood latched doors to:

Cloakroom

White suite comprising WC, pedestal wash hand basin, radiator, complementary tiling to half height and a double glazed window.

Study

9'6" x 7'1" (2.90m x 2.16m)

Feature-led light internal window, exposed ceiling and wall beams, display/book shelving to one wall, radiator, and a double-glazed window.





Living Room

19'8" x 17'8" (6.01m x 5.41m)

Projecting chimney breast with inset cast iron wood burner with brick back and sides, raised terracotta tiled hearth and beam over. Wealth of exposed ceiling beams, radiator, two double glazed windows. A wide opening to the Dining Area and double-glazed bi-fold doors provide access to the garden.

Dining Room

13'8" x 8'9" (4.18m x 2.68m)

Radiator, ceiling light point, double glazed window. Latched door to:

TV/Family Room

13'4" x 10'0" max (4.07m x 3.05m max)

Wood-effect floor, vertical radiator, downlighters, utility cupboard with space for domestic appliances and extractor fan. A feature-wide, double-glazed casement door, with exposed brick surround, allows access to the front courtyard, and a built-in, full-height storage cupboard with open storage above. Stairs rise to:

Bedroom/Office

8'11" x 6'6" (2.74m x 2.00m)

Radiator, feature Apex ceiling incorporating two Velux double glazed roof lights, exposed timbers and brickwork, spotlights.



Breakfast Kitchen

17'8" x 9'8" (5.40m x 2.96m)

Offering an attractive range of bespoke units in contrasting colours, including a pantry cupboard. Featuring quartz worktops, a double-bowl Belfast sink unit with a mixer tap, a Hilite Rangemaster cooker with a six-burner hob, and a Smeg extractor unit above. Also included are a Bosch integrated dishwasher, an integrated bin, and a wine cooler with an oak breakfast bar above. Additionally, there is an integrated full-height fridge and a separate freezer, a radiator, bespoke natural wood bench seating with storage cupboard below, downlighters, a TV aerial point, exposed beams, a concealed Worcester LPG-fired boiler, and dual-aspect double-glazed windows.



First Floor Landing

Exposed timbers, radiator, built-in Airing/Linen Cupboard housing the pressurised hot water cylinder and natural wood latched doors to:

Master Bedroom

17'9" x 9'9" (5.43m x 2.98m)

Radiator, exposed timbers, Velux double glazed roof light, double glazed window. Latched doors to Dressing Room and En-Suite Shower Room.

Walk-in Wardrobe

With exposed timbers and open-fronted storage, providing ample hanging rail and storage space.

En-Suite Shower Room

Designed and installed by Ripples Bathrooms, Knowle. White suite comprising WC, Laufen wall-hung wash basin, tiled shower enclosure with a pressurised shower system featuring a fixed shower head and glazed shower door, along with a side screen. Eaves storage, electric towel radiator and underfloor heating, exposed timbers and a Velux double glazed roof light.

Bedroom Two

15'7" x 9'8" (4.77m x 2.96m)

Exposed beams, built-in twin double door wardrobes providing hanging rail space, each with four drawer units, a

central workstation with a knee-hole space, and display shelving above. There is a double-glazed window and a Velux roof light.

Bedroom Three

2.90m x 2.16m

Radiator, exposed timber, part angled ceiling incorporating Velux double glazed roof light.

Family Bathroom

Again, designed and installed by Ripples Bathrooms, Knowle. White suite comprising a tiled surround bath with a wall-mounted mixer tap and a tiled display area. Tiled shower enclosure with shower system and glazed shower screen



with back shower tray. Wall-hung WC with a concealed push-button cistern, wall-hung wash basin with soft-close drawer. Radiator, extractor fan, part-angled ceiling with exposed beam, and a Velux double-glazed roof light.

Outside

From the living room, bi-fold doors provide access to the delightful, landscaped, walled garden. It has been designed for ease of maintenance with a raised composite deck. The remainder of the gardens are mainly laid out with paving and raised sleeper beds, along with additional stocked borders. The garden is enclosed by walling, topped with a wooden fence, giving that extra degree of privacy. A wrought iron gate

leads to the driveway, with an external power socket and timber double doors provide access to a useful storage area.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

Mains water and electricity are connected to the property. Heating is by way of an. LPG heating system. Private drainage (shared biomass system with the residents of Gannaway Court). There is an informal arrangement with the neighbours to contribute towards the shared drainage, communal lighting and upkeep of the driveway and

communal footpath, amounting to approximately £300 per annum.

Council Tax

The property is in Council Tax Band "E" - Stratford District Council

Postcode

CV35 8JR



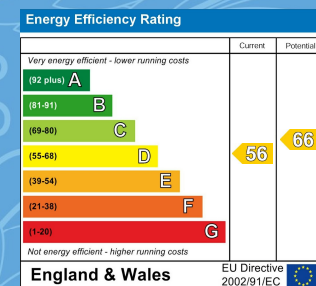




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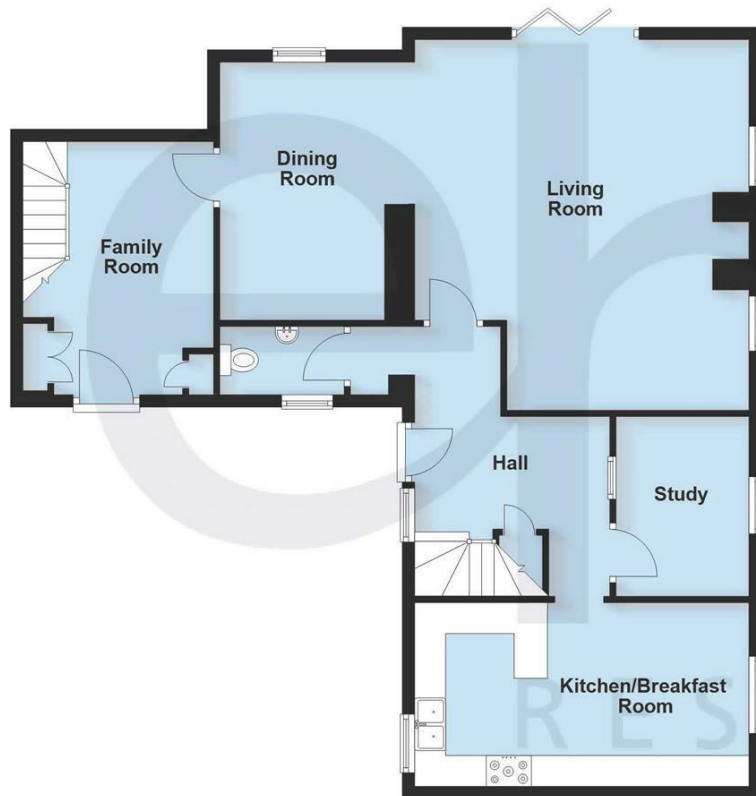
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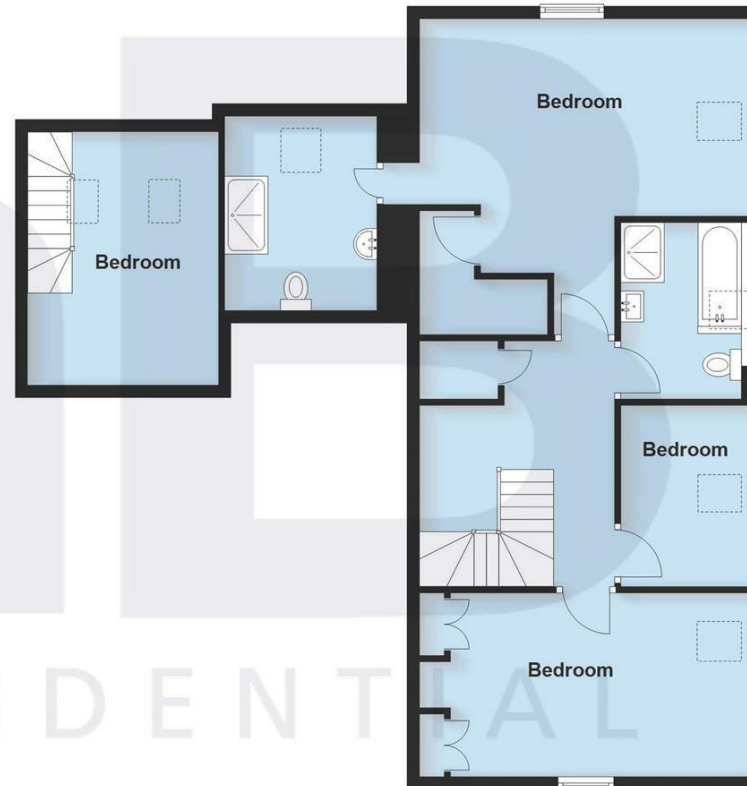


Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

Ground Floor
Approx. 95.1 sq. metres (1023.4 sq. feet)



First Floor
Approx. 88.9 sq. metres (957.2 sq. feet)



Total area: approx. 184.0 sq. metres (1980.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact