





This beautifully updated and extended detached barn conversion features modern fixtures and fittings that highlight its unique character and charm. Surrounded by spacious gardens, the property borders open countryside and offers views of the historic parish church. It includes a reception hall, a cloakroom, a living room with a wood-burning stove, an impressive open-plan breakfast kitchen/dining/sitting room, ground floor guest bedroom with en-suite, ground floor office/bedroom, fantastic master bedroom with en-suite, two further bedrooms, main bathroom and an extensive driveway, Energy rating C.

Location

Haseley is a small village located four miles north-west of the county town of Warwick and nine miles south-east of Solihull, within the civil parish of Beausale, Haseley, Honiley, and Wroxall, which was

created in 2007. The village is easily accessible, as it is only five miles from the M40 motorway. Haseley proper, along with Haseley Knob, Haseley Green, and Waste Green, mainly consists of detached houses spread over a large rural area, resulting in a very low housing density for the parish.

The property is very well located for access to the rail and motorway network, as well as to Warwick, Stratford-upon-Avon, Leamington Spa, Birmingham, with its International Airport and the National Exhibition Centre. Coventry and the West Midlands centres of employment are readily accessible. There is a primary school in Hatton and an excellent range of state, grammar, and private schools in the area, including Warwick Prep, Public School, and Kings High School.

Approach

Through a solid wooden entrance door into:



Reception Hall

There is a double-glazed window to the front aspect, a vertical radiator, downlighters, and a staircase rising to the First Floor Landing. Wall light point, exposed timbers, travertine tiled floor. Doors to:

Cloakroom

White suite including a wash hand basin with storage beneath, a WC with a concealed push-button cistern. A chrome heated towel rail, an oak worktop with double sliding doors revealing space and plumbing for a washing machine and tumble dryer. An extractor fan, downlighters, a travertine tiled floor, and a double-glazed window.



Guest Bedroom

19'1" x 11'4" narrowing to 7'10" (5.84m x 3.46m narrowing to 2.40m)

Downlighters, radiator, vertical radiator, and door revealing meter cupboard. Double-glazed windows on three aspects, enjoying delightful views and a double-glazed casement door to the front aspect. Sliding door to:

En-Suite Shower

A white suite comprises a WC with a concealed push-button cistern, a wash hand basin, a tiled shower cubicle with a chrome shower system, an extractor fan, a tiled floor, and downlighters.

Office/Bedroom Five

12'0" x 8'7" (3.68m x 2.64m)

Downlighters, radiator, two double-glazed windows to rear aspect,

again enjoying delightful views, wall-mounted Vaillant central heating thermostat control unit. Built-in double-door storage cupboard/airing cupboard with downlighters housing the Vaillant gas-fired boiler with a backup immersion heater.

Living Room

20'1" x 14'7" (6.13m x 4.45m)

Radiator, downlighters, feature cast iron stove set on a raised stone hearth, double glazed window enjoying views over the garden and fields, exposed timbers. Three-quarter double-glazed double-opening doors provide access to the front with matching side screens and two wall lights. Opening with a sliding door leads through to the:

Breakfast/Kitchen/Dining/Family Room

Flagstone style flooring throughout with underfloor heating.

Family Seating Area

12'9" x 10'10" (3.89m x 3.31m)

It enjoys a high-angled ceiling, a Velux double-glazed roof light, and a solid cottage-style entrance door with double-glazed side screens to the front aspect and driveway. Three-quarter double-glazed casement doors with windows to either side provide stunning views and access to the rear patio area and garden. Wide opening to:

Breakfast/Dining Kitchen

19'2" x 15'8" (5.85m x 4.80m)

Attractive range of units in contrasting colours with quartz Verona worktops and upturns. Siemens combination microwave with Liebherr wine cooler beneath, space for an American-style fridge/freezer with a storage cupboard above. Rangemaster Professional Deluxe cooker with induction hob, Rangemaster



extractor unit above, and decorative tiled splashbacks. Pull-out pantry unit, breakfast island with matching worktops incorporating a Belfast-style sink with mixer tap, and integrated Siemens dishwasher. Double-door storage cupboard with book/display shelving, featuring a high angled ceiling with exposed timbers and downlighters. Three Velux double-glazed roof lights and three quartz-glazed bi-fold doors provide access to the gardens.

First Floor Landing

Part galleried, featuring an angled ceiling with an exposed ceiling beam and a Velux double-glazed roof light. Doors to:

Master Bedroom

12'2" x 10'5" min (3.72m x 3.19m min)

A high-apex ceiling with exposed timbers and four Velux double-glazed roof lights enjoy open views to the rear, and white gloss

fronted eaves wardrobes provide ample hanging rail space and ceiling-mounted spot lights. Sliding door to:

En-Suite Shower

A white suite comprising a WC with a concealed push-button cistern, wash hand basin, tiled shower cubicle with chrome and glazed shower door and a shower system, shaving point, extractor fan, heated towel rail, exposed timber, and a decorative tiled floor.

Bedroom

11'8" x 9'9" max (3.56m x 2.97m max)

Angled ceiling, exposed timbers, Velux double-glazed roof light, radiator, double-glazed window to rear aspect with views of the Church. Sliding double-door wardrobe which provides hanging rail and storage space.

Bedroom

11'8" x 9'8" (3.58m x 2.95m)

It has an angled ceiling, exposed timbers, a radiator, built-in sliding double-door wardrobes, a double-glazed roof light, and a circular double-glazed window to the front aspect.

Main Bathroom

Matching white suite comprising tiled surround bath with shower system over and folding shower screen, wash hand basin, WC with concealed cistern, radiator, tiled floor, angled ceiling incorporating Velux double glazed roof light, exposed timbers, and recessed downlighters.

Outside

The property is well set back from the Birmingham Road, situated behind the Falcon restaurant and public house, and backs onto open



countryside with stunning views of the church. It is approached by a private track leading to a substantial stone driveway accessed via a five-bar timber gate. The established gardens and grounds are predominantly laid to lawn, featuring mature stocked areas. To the front of the property is a generous block-paved hard-standing/sun terrace, with further paved seating areas located to the side, accompanied by raised planters, and to the rear, which can be accessed from the family seating area. A concealed sunken area accommodates a 10ft x 10ft timber garden shed, with outdoor power and light. The gardens are enclosed on all sides and equipped with external lighting and an outside tap. There is also access to fields/bridal path via a private wooden gate.

Tenure

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

Services

Mains electricity, gas and water are understood to be connected. Drainage is to a private system. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

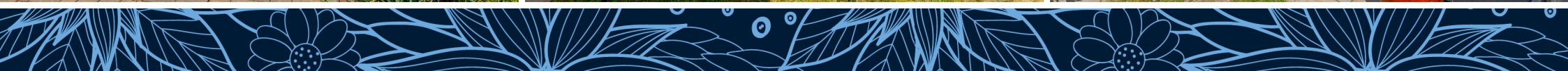
Council Tax

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

Postcode

CV35 7HA







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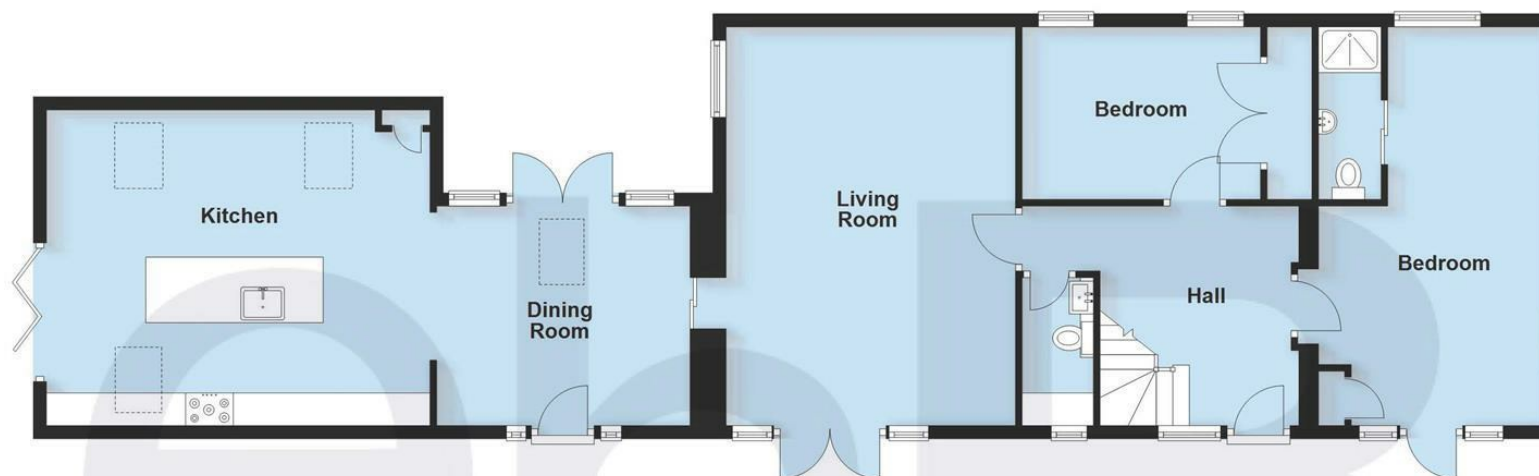
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Ground Floor

Approx. 119.4 sq. metres (1285.6 sq. feet)



First Floor

Approx. 78.6 sq. metres (846.6 sq. feet)



Total area: approx. 198.1 sq. metres (2132.1 sq. feet)

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