

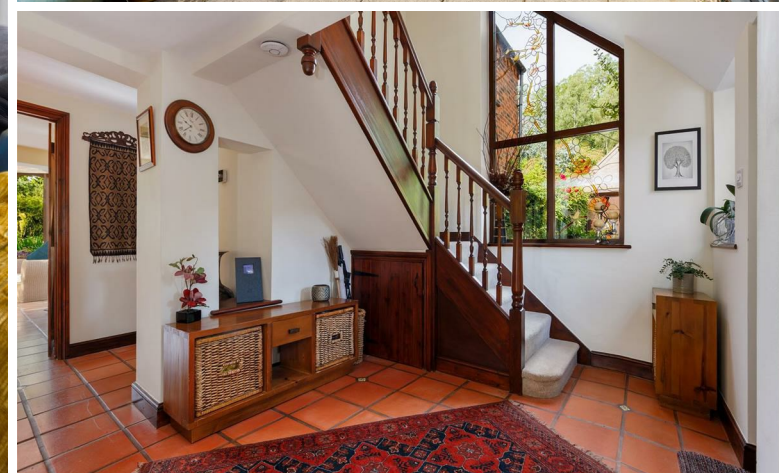
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The Poplars, Croft Lane, Little Shrewley, Warwick

Price Guide £800,000



The Poplars is situated in the desirable Hamlet of Little Shrewley and overlooks a charming narrow 'no-through' lane. This former cottage was renovated and extended in the 1970s and now offers good-sized four-bedroom family accommodation set within stunning gardens and grounds that extend to approximately 0.70 acres, including a natural pond and a wooded section. The well-appointed accommodation comprises: reception hall, cloakroom, study, sitting room, living room, dining/kitchen/conservatory, utility room, master bedroom with en-suite bathroom, main bathroom, ample driveway and a detached double garage. NO UPWARD CHAIN. EPC - E

Location

Little Shrewley lies close to Hatton and the larger village of Shrewley within a rural location to the north-west of Warwick. Despite its rural setting, the village is ideally placed for communication links with Hatton Station and Warwick Parkway stations, providing regular rail links to London and Birmingham. Additionally, the A46 links to the M40 motorway. In addition, the nearby towns of Stratford-upon-Avon, Leamington Spa, Kenilworth and the city of Coventry are all within easy reach.

Approach

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

Reception Hall

Terracotta tiled floor, chrome vertical radiator, wall lights, turned staircase leading to First Floor Landing, under-stairs storage. Leaded light stained feature window overlooking the driveway, with a further double-glazed window. Latched doors to:

Cloakroom

Comprising WC, wash hand basin, matching tiled floor, radiator, downlighters and a double glazed window.

Living Room

18'7" x 15'1" (5.67m x 4.62m)

Having a focal point fireplace with a brick surround and chimney breast with a recessed wood burner set



on a quarry tiled hearth. Bespoke display cabinets to either side with double glazed windows to either side of the fireplace. Wall lights, vertical radiator, double-glazed window to the front aspect, matching bespoke floor-to-ceiling open-fronted display cabinet with low-level storage cupboards. A double-glazed picture casement door provides access to the rear garden, accompanied by matching double-glazed side screens.

Sitting Room

13'4" x 10'8" (4.08m x 3.26m)

Ceiling beam, vertical radiator, wall lights, attractive fireplace with surround, black slate inlay and hearth with inset electric fire, and double-glazed windows to front and rear aspects.

Study

8'10" x 7'4" (2.71m x 2.24m)

Built-in desk with knee hole space and storage cupboards/drawers to either side and a double-glazed window overlooking the rear courtyard garden, plus open filing storage on each side, uplighters and a radiator.

Kitchen/Diner Conservatory

21'4" x 15'10" (6.51m x 4.84m)

Having an attractive range of painted base and eye-level units with granite worktops and upturns with an inset ceramic sink and rinse bowl. Semi-integrated Bosch dishwasher, Neff microwave, Britannia range-style cooker with a six-burner ceramic hob, double



oven and a concealed extractor unit above. Bespoke hand-painted dresser with limed oak worktop, downlighters to the Kitchen area, terracotta tiled floor and a double-glazed window.

Conservatory Area

Matching flooring, two radiators, double-glazed windows overlooking the garden, a double-glazed glass roof incorporating two rain sensor roof vents, and a double-glazed casement door allow access to the rear and gardens.

Utility Room

Granite worktops and upturns with double bowl sink and mixer tap, wall mounted Worcester boiler, space



and plumbing for washing machine, space for American style fridge/freezer with high level storage cupboards over. Additional adjacent tall storage cupboard, new consumer unit, and a double-glazed window.

First Floor Landing

Radiator, access to roof space via loft ladder, which is boarded, with electric light, built-in linen cupboard with a radiator, double glazed window and latched doors to:

Bedroom One

15'8" x 15'1" max (4.79m x 4.61m max)

Radiator, wall lights, double glazed windows to front, side and rear aspects and a latched door to:

En-Suite Bathroom

White suite comprising a double-ended spa bath with a side mixer tap, a WC with a concealed cistern, a corner vanity area with an inset oval sink and storage cupboards below. Fully tiled walls, tiled floor, chrome heated towel rail and a double glazed window.

Bedroom Two

13'5" x 11'7" (4.11m x 3.55m)

Exposed beams to one wall, radiator, access to roof space, built-in double door wardrobe and double glazed windows to front and side aspects.

Bedroom Three

12'1" x 8'2" (3.70m x 2.49m)

Chrome vertical radiator, built-in wardrobes, a drawer

unit on either side with a display area over and a double glazed window to the rear aspect.

Bedroom Four

9'7" x 7'11" (2.94m x 2.43m)

Built-in wardrobe, radiator, and a double-glazed window.

Main Bathroom

Comprising a deep double side bath with a wall-mounted mixer tap, a WC with a concealed cistern, and a wall-hung wash basin with soft-close drawers below. Chrome heated towel rail, extractor fan, downlighters, fully tiled walls. Tiled shower enclosure with fixed head shower and separate shower attachment, glazed side screen and a double-glazed window.



Outside

To the front of the property is a generously sized driveway providing ample off-road parking with access to the detached double garage.

Amazing Gardens

This is a stunning feature of the property, including a main paved terrace accessible from both the conservatory and the living room. Every corner of the garden offers something to enjoy, such as a natural pond, a wooded area, and an attractive block-paved rear courtyard, surrounded by profusely stocked beds and borders. There is also a lovely walled garden area with a central water feature, providing access to the main lawned section of the garden, as well as the large lean-to greenhouse, which features a service

door leading to the garage. There is also a potting store and a wood store located in the wood area.

Double Garage

18'7" x 16'7" (5.67m x 5.07m)

Twin up and over doors, power and light, a window and a service door provide access through to the greenhouse.

Tenure

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

Services

Mains electricity, water and drainage are connected to the property. An LPG system provides heating. Note

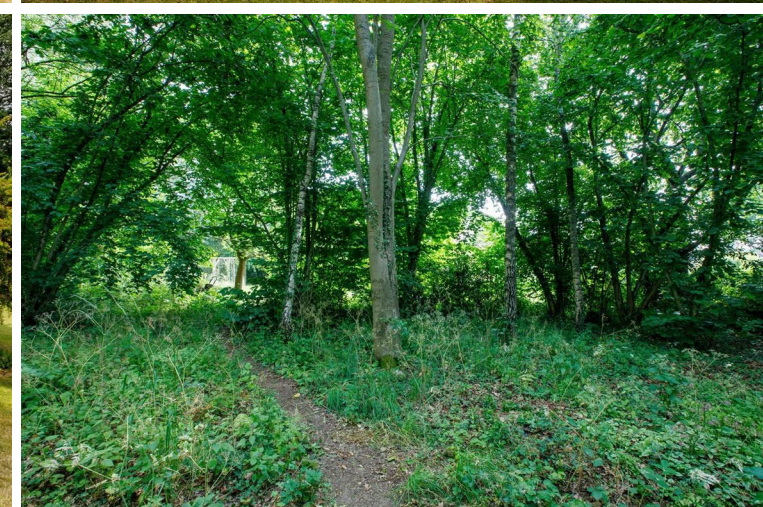
that we have not tested the heating, domestic hot water system, kitchen appliances, or other services. Although we believe them to be in satisfactory working order, we cannot provide warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

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

Postcode

CV35 7HL



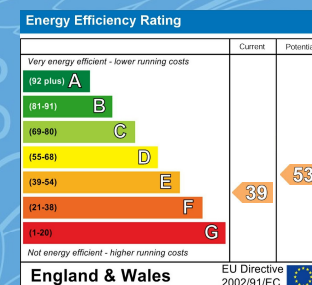


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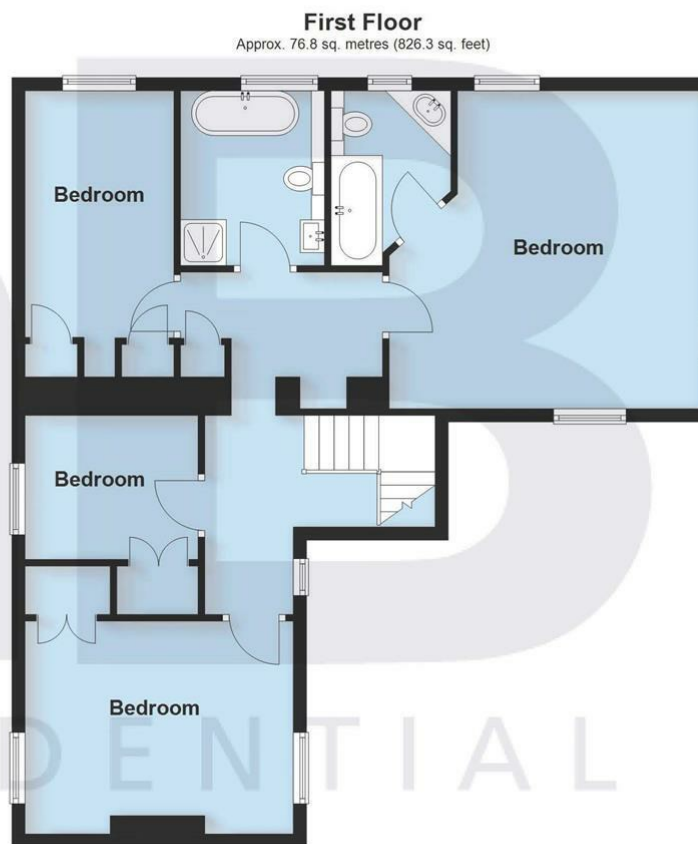
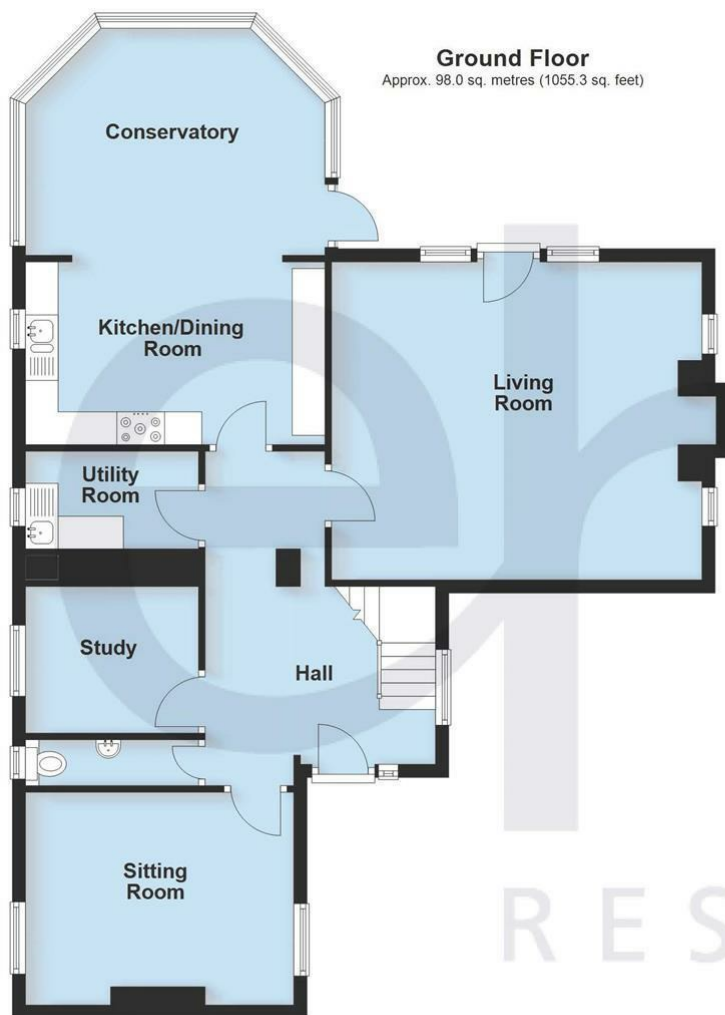
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Total area: approx. 174.8 sq. metres (1881.6 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact