







A rare opportunity exists to acquire this spacious, four-bedroom detached family home which is situated in the popular village of Shrewley. The accommodation briefly comprises: Recessed storm porch, welcoming reception hall, guest cloakroom, generously sized living room, dining room, breakfast kitchen and utility area, study, en-suite to master bedroom, three further double bedrooms, family bathroom ample driveway, detached double garage and the property is set in good sized front and rear aspects with pleasant open views to rear. Energy rating D.

#### Location

Shrewley is a small Warwickshire village with a local general store, village hall, and inn and situated approximately two

miles from the larger village of Claverdon with a junior and infant school, parish church, transport services, doctors surgery, village hall, and two inns. Shrewley is also well-placed for access to Warwick, Leamington, Coventry, Stratford-upon-Avon, Henley-in-Arden, and Solihull, while the NEC, Birmingham International Airport, and Railway Station are all within a half-hours drive.

#### Approach

The property is approached by a tarmac driveway which provides ample off-road parking and in turn allows access to the Double Garage.

#### Recessed Porch

With a double-glazed entrance door into:

#### Spacious Reception Hall

21'7" x 6'9" (6.59m x 2.08m)

Radiator, wall-mounted thermostat control panel, under-stairs storage with electric light, staircase rising to First Floor Landing. Double opening glazed doors with matching side screens to the Dining Room. Doors to:

#### Cloakroom

White suite comprising WC with a concealed cistern, wash basin with storage cupboard below, radiator. Built-in double door cloak cupboard with an additional cupboard above, a hat and coat rail space, and a double-glazed window.







### Spacious Living Room

24'11" x 13'11" (7.61m x 4.25m)

Feature projecting brick chimney breast with a recessed, raised tiled hearth, a wooden display mantel and beam, and two radiators. A double-glazed window to the front aspect and double-glazed sliding patio doors provide views and access to the garden, while twin louvered folding double doors lead to the:

### Dining Room

13'7" x 8'9" (4.15m x 2.68m)

Radiator, double-glazed window overlooking the garden. Door to:

### Breakfast Kitchen

14'1" x 10'4" (4.30m x 3.17m)

A range of matching base and eye-level units, complementary worktops and a breakfast bar, tiled splashbacks, and a single drainer double bowl sink unit. A Belling ceramic hob, Zanussi oven and grill, space for an upright fridge/freezer, a radiator, and double-glazed windows to the side and rear aspects. Opening to:

### Utility Room

10'4" x 8'4" (3.16m x 2.56m)

Worktop with single drainer sink unit and base unit beneath. Space and plumbing for washing machine and tumble dryer, floor-mounted Worcester oil-fired boiler. Eye-level storage

cupboard, radiator, and double-glazed casement door to the side aspect.

### Study

10'4" x 7'10" (3.17m x 2.39m)

A radiator and a double-glazed window to the front aspect.

### Generous Landing

Access to roof space. Doors to:

### Bedroom One

12'10" widening to 19'0" x 12'9" (3.92m widening to 5.80m x 3.89m)

Radiator, built-in twin double door wardrobes with storage cupboards above, and a double glazed window to the rear aspect. Door to:







#### En-Suite Shower Room

9'11" x 6'4" (3.04m x 1.95m)

White suite comprising WC with a concealed push button cistern, wash basin with storage cupboard below. Tiled shower enclosure with Aqualisa shower system. Radiator, downlighters, and a double-glazed window to the rear aspect.

#### Bedroom Two

16'2" x 10'5" (4.95m x 3.20m)

Radiator, built-in double door wardrobes with cupboard above and a double glazed window to the rear aspect.

#### Bedroom Three

14'7" x 11'2" (4.46m x 3.41m)

Built-in twin double door wardrobes on either side of a dressing table with knee-hole space, radiator and a double glazed window to the front aspect.

#### Bedroom Four

14'0" x 11'10" (4.27m x 3.61m)

Radiator, built-in twin double door wardrobes with storage cupboards above, double glazed window to front aspect.

#### Good Sized Bathroom

10'5" x 8'3" (3.18m x 2.53m)

Comprising a bath with a Bristan shower system over and a shower screen, WC, pedestal wash hand basin, radiator,

built-in Airing/Linen upboard housing the lagged hot water tank and a double glazed window to the front aspect.

#### Front Garden

The front garden is a good size, featuring established, mature borders and well-maintained lawn areas, as well as mature hedging along most of the boundaries. There is gated pedestrian access on both sides of the property leading to the rear garden.

#### Double Garage

17'4" x 16'1" max (5.30m x 4.91m max)

Remote twin up and over doors, power and light, natural light window, door to side aspect.





#### [Generous Sized Rear Garden](#)

Which is a particular feature of the property and being south east facing, having a good-sized paved patio area which extends the width of the house. The remainder of the gardens are mainly laid out as lawn, with mature, stocked borders housing an abundance of flowering plants, shrubs, and trees. There is a timber garden summer house plus two further sheds. The gardens are enclosed on all sides by mainly mature hedging with pleasant open views to the rear.

#### [Tenure](#)

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

#### [Services](#)

All main services are understood to be connected, with the exception of mains gas. Heating is provided by an oil-fired system. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and 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 7AN













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Total area: approx. 193.1 sq. metres (2078.7 sq. feet)

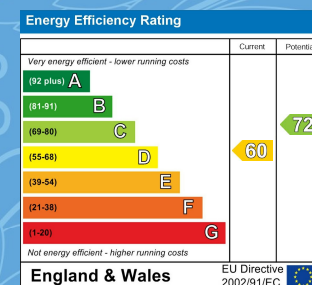
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Total area does not include the Garage

Plan produced using PlanUp.

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