



Sherbourne Priors
Watery Lane | Warwick | CV35 8AL

 FINE & COUNTRY

STEP INSIDE

Sherbourne Priors

Accommodation summary

Sherbourne Priors is an exceptional and historically significant Grade II listed former vicarage dating from the 19th century and attributed to the renowned architect Yeoville Thomason. The property has been sensitively restored and upgraded to create an outstanding country residence of remarkable scale, character and flexibility.

Extending to over 11,500 sq ft, including the main house, cellar, annex and outbuildings, the accommodation offers an impressive combination of formal entertaining spaces, comfortable family living and ancillary accommodation ideally suited to multi-generational living, staff accommodation or guest use.

Ground Floor

The main entrance opens into a grand reception hall, setting the tone for the scale and architectural quality found throughout the house. From here, an impressive suite of reception rooms unfolds, each offering distinct character and purpose.

The drawing room and sitting room are beautifully proportioned formal spaces, ideal for entertaining, while the dining room provides an elegant setting for more formal occasions. A generous family room, morning room, snug, games room and playroom offer exceptional versatility, allowing the home to adapt effortlessly to both large-scale entertaining and day-to-day family life.

At the heart of the home lies the kitchen, complemented by a breakfast room with doors

leading out to the courtyard and two pantries, creating a practical yet sociable hub. The kitchen connects seamlessly with the surrounding

reception spaces and provides excellent functionality for a house of this calibre.

Further practical rooms on this level include boiler rooms, stores and direct access to the courtyard and surrounding gardens.

Cellar

The cellar level provides extensive storage, boiler/plant rooms and a substantial wine cellar.

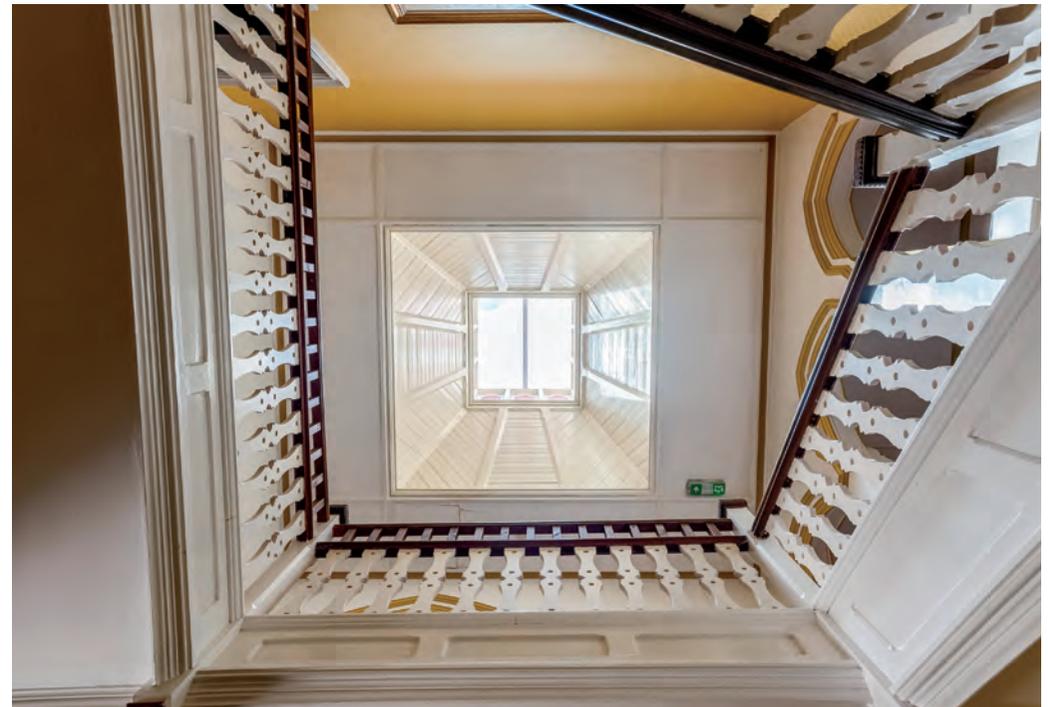
First Floor

The first floor is arranged around generous landings and offers an exceptional collection of bedrooms. The principal bedroom suite is particularly impressive, enjoying generous proportions and its own bathroom facilities.

Bedrooms two through eight are all excellent doubles, many benefiting from en-suite bathrooms, while additional rooms provide flexibility for guest accommodation, dressing rooms or private sitting areas.

Second Floor

The second floor offers further versatile accommodation, including the ninth bedrooms, attic rooms, and a hobby room. These spaces are ideal for home working, creative pursuits or extended family use, and further enhance the flexibility of the property.





Drawing Room One



Drawing Room Two







OUTSIDE

Annex & Outbuildings

The property benefits from a substantial annex, arranged to provide both one-bedroom and two-bedroom ancillary accommodation, each with kitchen/living areas. This space is ideal for extended family, guests, staff accommodation or potential income opportunities, subject to any necessary consents.

A double garage and outbuilding provide secure parking and additional storage, further enhancing the practicality of the estate.

Outside

Sherbourne Priors is approached via Watery Lane and enjoys a sense of privacy and seclusion, with extensive off-road parking and a private courtyard at its heart.

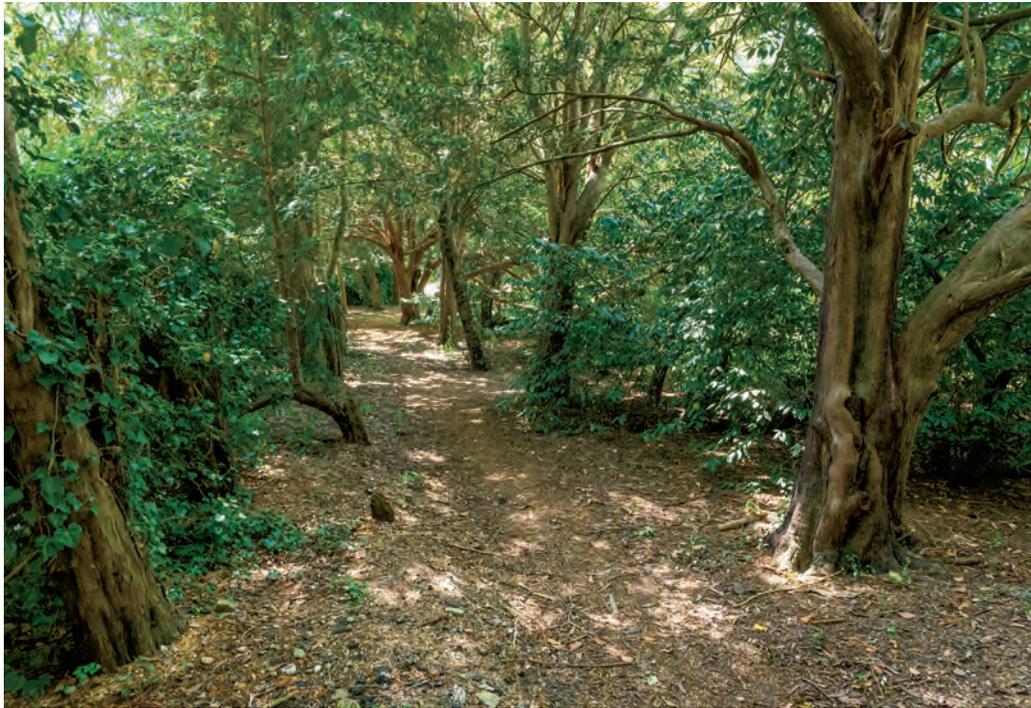
Circa 3 acres of grounds surround the house beautifully, offering a tranquil setting that complements the architecture and provides ample space for outdoor entertaining, recreation and relaxation. Mature planting and well-defined boundaries create an idyllic rural retreat.

Location

Sherbourne Priors is situated within a highly regarded Warwickshire village, offering an attractive balance of rural tranquillity and accessibility. The surrounding countryside provides excellent walking and riding opportunities, while nearby towns including Warwick, Leamington Spa and Stratford-upon-Avon offer a wide range of amenities, shopping and cultural attractions.

The area is particularly well regarded for its schooling, with a selection of highly respected state and private schools within easy reach. Transport links are excellent, with convenient access to the M40 and direct rail services from Warwick and Leamington Spa to London and Birmingham.





Services, Utilities & Property Information

Utilities - The property is connected to mains electricity, water, drainage and a new gas central heating system is in place.

Broadband - FTTC / Standard Fibre Broadband connection available

- we advise you to check with your provider.

Mobile signal/coverage - 4G mobile signal is available in the area

- we advise you to check with your provider.

Freehold | Council Tax Band H | EPC E

Local Authority - Warwick District Council

Listed Building Status - Grade II

Property Type - Detached House

Construction Type - Standard

Access to an electric car charging point

Special Note – A Covenant is in place to allow access to the drains on the land for maintenance of from the neighbouring land.

Directions - Postcode: CV35 8AL / what3words: ///props.spare.again

The property is located within Sherbourne conservation area.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103

Website

For more information visit F&C <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





JAMES PRATT
PARTNER AGENT

follow Fine & Country Leamington Spa on



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