

Peter Clarke

IN ASSOCIATION WITH

Winkworth



1 The Stables, Eathorpe Park Fosse Way, Eathorpe, Leamington Spa, CV33 9DX

- Versatile layout
- Kitchen with log burner
- Separate dining room
- Living room
- Three double bedrooms
- Exclusive Eathorpe Park location
- Ground floor bedroom suite



Offers Over £795,000

Set within within the prestigious Eathorpe Park Estate, this exceptional home seamlessly combines character features with modern living. Beautifully presented throughout, the impressive property comprises three bedrooms and two bathrooms, creating an ideal retreat in a secluded setting. The property is approached via gated access and boasts ample parking.

ACCOMMODATION

Upon arrival, the property is approached via a private gated driveway with ample parking, leading to an attractive and welcoming frontage. The home benefits from multiple access points, with the current owners primarily using the kitchen entrance, while additional doors lead directly into the main living room and dining room, creating a unique horseshoe-style layout that enhances both flow and accessibility. From the kitchen entrance, you are welcomed into a bright and sociable kitchen and breakfast room, forming the heart of the home. Fitted with integrated appliances, generous worktop space, and a central dining area, this room is ideal for everyday living, with a charming log burner adding warmth and character. The adjoining dining room provides a more formal setting for entertaining, complete with its own access and a convenient wc, adding practicality to the ground floor. The principal living room is a standout feature, offering an impressive sense of space with high vaulted ceilings and an abundance of natural light. Striking arched windows and patio doors open onto the private courtyard, overlooking the garden beyond and creating a seamless connection between indoor and outdoor living. Adjacent to the living areas, a versatile ground floor bedroom suite, with access to a bathroom and utility room, lends itself perfectly to multigenerational living or potential rental use. Upstairs, the property continues to impress with a spacious landing leading to well-proportioned double bedrooms, all served by a family bathroom. Externally, the property enjoys a private courtyard garden, ideal for outdoor dining and entertaining, along with the surrounding green space, enhancing the sense of openness. Ample parking is available, completing this attractive and versatile home.

LOCATION

Surrounded by open countryside, the exclusive setting of Eathorpe Park offers a peaceful and private environment while remaining conveniently close to the vibrant town of Leamington Spa (approximately 4 miles) and the wider amenities of Warwick and Rugby. The nearby village of Eathorpe adds to the charm, with its rural character and easy access to scenic walks, while the surrounding area is well regarded for its attractive landscapes and tranquil lifestyle.

GENERAL INFORMATION

TENURE: The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





2nd Floor



1st Floor

TOTAL: 1948 sq. ft
 1st floor: 1407 sq. ft, 2nd floor: 541 sq. ft
 EXCLUDED AREAS: WALLS: 183 sq. ft

Floor Plan Created By: Qubica App. Measurements Taken Highly Probable but Not Guaranteed



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