

ehB
RESIDENTIAL

Your Property - Our Business



5 Farriers Court, Wasperton, Warwick

Guide Price £1,050,000



The Linhay is a spacious four-bedroom family home, forming part of an exclusive courtyard development of similar properties in the heart of the desirable village of Wasperton.

This well-appointed home offers generous and versatile accommodation comprising a welcoming reception/dining hall, cloakroom, elegant living room with recessed fireplace and cast-iron log burner, family room, and an impressive breakfast kitchen/dining room, together with a utility room.

On the first floor, the stunning principal bedroom benefits from an en suite, while the guest bedroom also has an en suite. There are two further bedrooms and a family bathroom.

Outside, the property is approached via a driveway that provides

parking and access to the double garage. A particular feature of the home is its beautifully established and generously proportioned garden, which enjoys a high degree of privacy and a wonderful sense of seclusion, approaching 0.4 acres. Energy rating D. NO UPWARD CHAIN.

Location

Waperton is a small and picturesque Warwickshire village, offering a pleasant rural setting while remaining conveniently close to the historic town of Warwick. Surrounded by open countryside, the village has a charming, tucked-away feel that appeals to those seeking a quieter pace of life.

Waperton is well placed to access a wider range of amenities, with Warwick, Leamington Spa and Stratford-upon-Avon all within easy reach, offering excellent shopping, dining and leisure facilities. The

area is also well served by road links, including the M40, making it ideal for commuters.

Farriers Court forms part of this attractive setting, a small and select development that complements the village's character. It's an ideal location for buyers looking for a blend of countryside living and everyday convenience.

Approach

Through a solid entrance door with a spy hole into:

Open-Plan Reception/Dining Area

Oak floor, natural wood skirting, radiator, downlighters, under-stairs storage, and a turned staircase rising to First Floor. Natural wood doors to the Cloakroom, Living Room and Family Room.





Dining Area

12'8" x 10'7" (3.87m x 3.23m)

Matching floor, radiator, mock ceiling beams, wall light points, vertical double-glazed window, enjoying views of the garden and part-glazed door leads through the dining/kitchen.

Cloakroom

White suite comprising WC with a concealed push-button cistern, wash basin set on a timber stand with a chrome mixer tap, and tiled splashbacks. Solid oak floor, radiator and a sealed-unit double-glazed window.

Spacious Living Room

20'6" x 12'7" (15'11" into fireplace) (6.27m x 3.85m (4.86m into fireplace)) Attractive recessed fireplace featuring a cast-iron log burner set on a slate hearth, creating a stylish and cosy focal point. Twin vertical windows provide excellent natural light along with pleasant views of

the garden. Further features include ceiling beams, downlighters, wall lighting and two radiators. A sealed unit double-glazed window overlooks the front aspect, while double-glazed sliding patio doors provide direct access to the garden.

Family Room

14'3" x 11'7" (4.36m x 3.54m)

Matching solid oak floor, natural wood skirting, ceiling beams, downlighters and radiator. Sealed unit double-glazed window, half glazed double opening doors lead through to:

Breakfast/Dining/Kitchen

22'0" x 17'0" (6.71m x 5.20m)

Attractive range of light oak fronted units, granite worktops and upstands, double Belfast style sink with mixer tap. Space and plumbing for dishwasher and upright fridge/freezer, integrated microwave, space for Stoves seven burner range style cooker with extractor unit over.



Matching Breakfast island unit with matching granite worktops, inset circular stainless steel sink with mixer tap. Additional drawer unit and cupboard space, two vertical radiators, Travertine tiled floor, mock ceiling beams, sealed unit double glazed windows to rear aspect. Sealed unit double glazed French doors provide access to the garden and a part glazed stable door to side aspect.

Utility Room

9'9" x 5'10" (2.98m x 1.78m)

Solid oak worktops with Belfast-style sink unit with mixer tap, tiled splashbacks. Space and plumbing for a washing machine and tumble dryer, a tall storage unit, radiator and a tiled floor. A part-glazed door allows access to the side.

First Floor Landing

Radiator, access to roof space, Velux double-glazed roof-light, doors radiate off to:





Master Bedroom

17'10" x 17'2" (5.44m x 5.24m)

A stunning principal bedroom defined by its impressive vaulted ceiling and striking exposed timber framework, creating a wonderful sense of space and character. The room is beautifully light, with a large feature window framing attractive views over the rear garden, two radiators, and additional skylights that flood the space with natural light. Generously proportioned, the room easily accommodates a super king bed alongside a seating area, offering a calm and airy retreat.

En-Suite Shower

The principal bedroom is served by a stylish en-suite shower room, fitted with a contemporary white suite comprising a walk-in shower enclosure, low-level WC and wash hand basin set on a timber stand. Tiled floor, complementary tiled walls, chrome heated towel rail, extractor fan, downlighters and a part angled ceiling with Velux double-glazed roof-light.

Bedroom Two

13'4" x 13'0" (4.08m x 3.98m)

Radiator, natural wood skirting. double-glazed window and door to:

En-suite Shower

White suite comprising WC, counter top wash basin with mixer tap. Corner shower enclosure with glass sliding shower door and shower screens. Vertical radiator, tiled floor, downlighters, extractor fan and Velux double glazed roof light.

Bedroom Three

16'0" x 10'1" (4.89m x 3.08m)

Built-in natural wood double door wardrobes providing hanging rail and storage space. Part angled ceiling incorporating a Velux double glazed roof-light.

Bedroom Four

12'7" x 7'11" (3.85m x 2.43m)

Radiator, part angled ceiling incorporating a Velux double-glazed roof-light, natural wood door revealing the hot water cylinder with linen space over.

Family Bathroom

9'11" x 6'0" (3.03m x 1.83m)

White suite comprising a large bath with a side mixer tap and a separate shower attachment, WC, a counter-top wash basin with natural wood drawers below and eye-level storage cupboards. Shaver point, vertical radiator, extractor fan, downlighters, solid oak floor, and a part-angled ceiling incorporating a Velux double-glazed roof-light. Cupboard housing the Myson Apollo gas-fired boiler.

Outside

The property is approached via a part-gravel, block-paved driveway,





which provides ample off-road parking for several vehicles, and is complemented by an adjoining double garage. The frontage is attractively landscaped, with a neatly maintained lawn, mature trees and well-stocked borders creating a welcoming first impression. A pathway leads to the front entrance, framed by climbing plants and decorative trellis, adding to the property's character and charm.

Double Garage

19'1" x 18'5" (5.83m x 5.63m)

Twin up and over doors, power and light and a personnel door.

Generous Rear Garden

The property enjoys a beautifully established and generously proportioned garden of approximately 0.4 acres, offering a high degree of privacy and a wonderful sense of seclusion. Predominantly laid to lawn, the garden wraps around the house and provides an ideal setting

for both relaxation and entertaining. A paved terrace sits directly to the rear of the house, creating a perfect space for al fresco dining with easy access from the main living areas. Beyond, the garden opens out into an expansive lawn interspersed with a variety of mature trees, flowering shrubs and well-stocked borders, providing year-round colour and interest.

A further circular sun terrace is thoughtfully positioned to capture the best of the day's sunshine, ideal for enjoying the peaceful surroundings. To the rear of the plot, a more informal area includes a productive vegetable bed, a greenhouse, and a garden shed, offering excellent potential for those with green fingers.

The whole plot is enclosed by mature hedging and fencing, creating a safe environment for children and pets, while the overall size and layout offer superb versatility for outdoor living.

Tenure

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

Services

Mains water, gas, and electricity are connected to the property. Sewerage is via a private Biodisc Treatment plant, which is maintained by Wasperton Farm Management Company, and there is a monthly charge currently £40. 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, cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

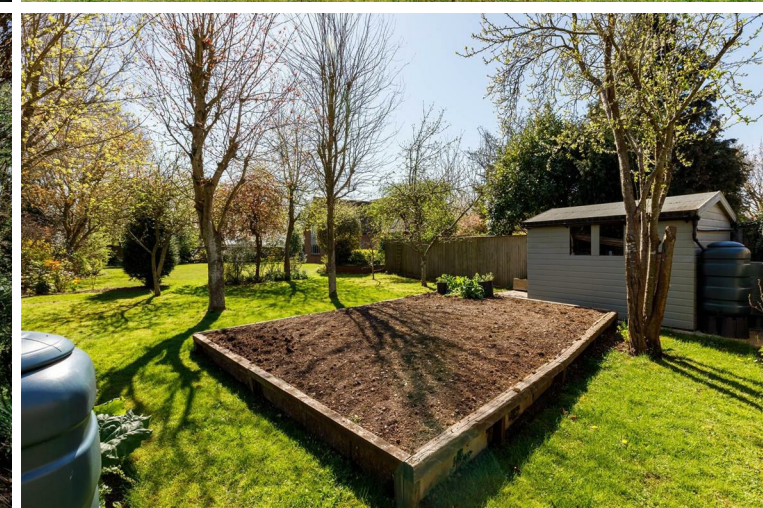
Council Tax

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

Postcode

CV35 8EB







- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

5 Farriers Court

Total Approx. Floor Area 249.03 Sq.M. (2681 Sq.Ft.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		67	
(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